HOMES
of
BEAUTY *and* COMFORT

The Pond Lumber Co.

CONNEAUT, · OHIO

HOMES of BEAUTY and COMFORT

The forty-seven homes shown in
this book were all constructed in
the year 1927. These designs
offer you the very latest in
architectural beauty and
interior comfort and
convenience.

Copyright 1927

EDITION OF 1928

FOREWORD

THIS book was planned to be of real service to people who want to erect attractive, modern homes at modest cost—homes in which comfort, convenience, satisfaction predominate—homes designed to eliminate waste, labor, materials, time, and, therefore, at a saving in dollars.

Your home, no matter its size, demands the best possible plan to fit your needs. Your home built from any other kind of plan will result in waste; and waste lessens the buying power of your home building dollars.

The numerous home plans shown in this book have been designed to eliminate waste without sacrificing a single home comfort, convenience or architectural feature that lends the distinctiveness, charm and individuality you desire.

Actual Homes

All the homes shown in this book are real homes; the illustrations are actual photographic reproductions. These homes have stood the test of actual daily use and have been selected from hundreds of plans because they represent the utmost in beauty, economy and convenience.

The beauty is found both in exterior and interior. The perfect proportions and symmetry of the exterior with the many individual touches, make each home truly "a thing of beauty and a joy forever". On the interior, such items as plastered arches, well-placed doors and windows give an air of restful beauty.

Each home has been designed to use stock sizes of lumber, stock millwork, finish, windows, doors and trim with a consequent reduction in waste and a saving in time and labor. We have avoided homes which require special features, finish, trim and "extras" which add greatly to the cost and little to the comfort and convenience of the home.

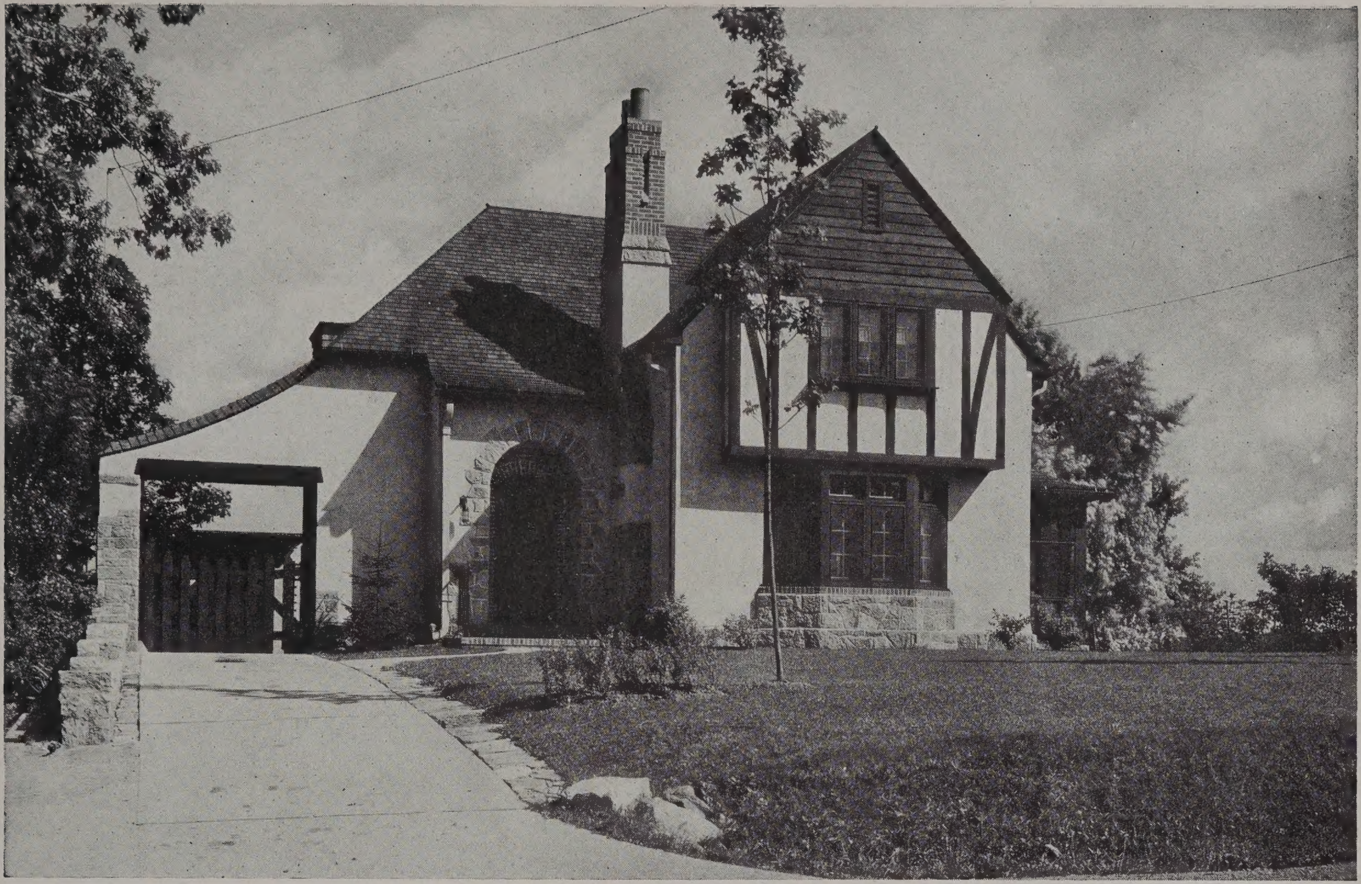
Convenience is a dominating feature of these homes. The arrangement of rooms has been given special consideration, as has also the use, wherever possible, of built-in features which are time and step savers for the busy housewife. These are all regular stock sizes and designs and do not add to the cost of construction. Rather they pay a royal dividend day after day in convenience and satisfaction.

Architectural Design

The most popular and time-tested architectural types are shown in this book—English, American, Colonial and Spanish. All of them meet the rigid architectural requirements of good planning, sound practical construction, and simplicity and good proportions within and without.

Of all modern designs the English type is the most popular. The charm of the English house lies in its informality, its simplicity. It is built for comfort, not for show. It is easily recognized by its low and rambling mass, its steep roof and its tall chimney. It is substantial rather than dignified; its lines are severely straight and flattened, except on the spring, which is slightly curved.

However, the choice of the architectural type is up to you. You may prefer the Colonial or Spanish to the English type. Your own good taste will guide you in this. But, as a final word, give careful study to the interior plan; the arrangement of rooms; their number and sizes; the location of windows and doors; the various built-in features. In short, choose your home from the inside out; select one that fits the present and future needs of your family. Only in this way can you be certain of lasting satisfaction.

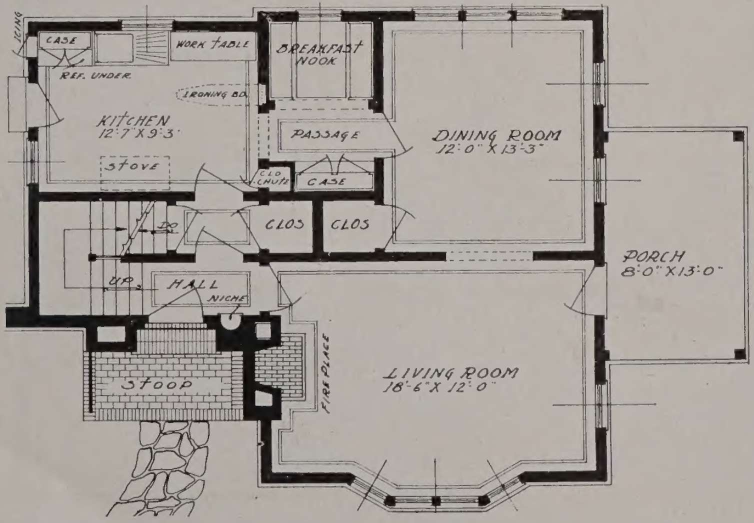


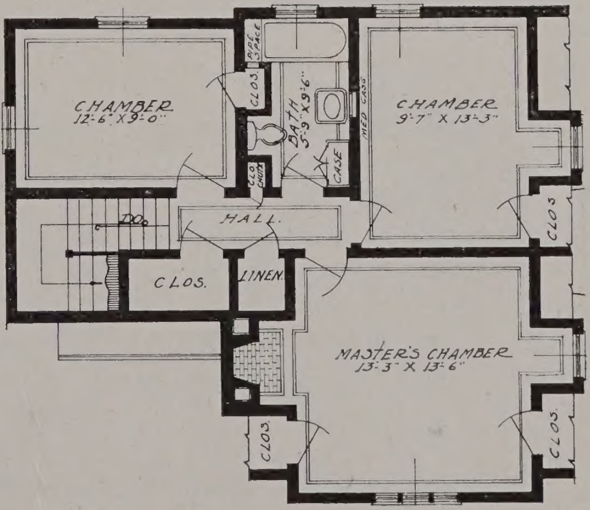
The RADCLIFFE (Size 32x27)

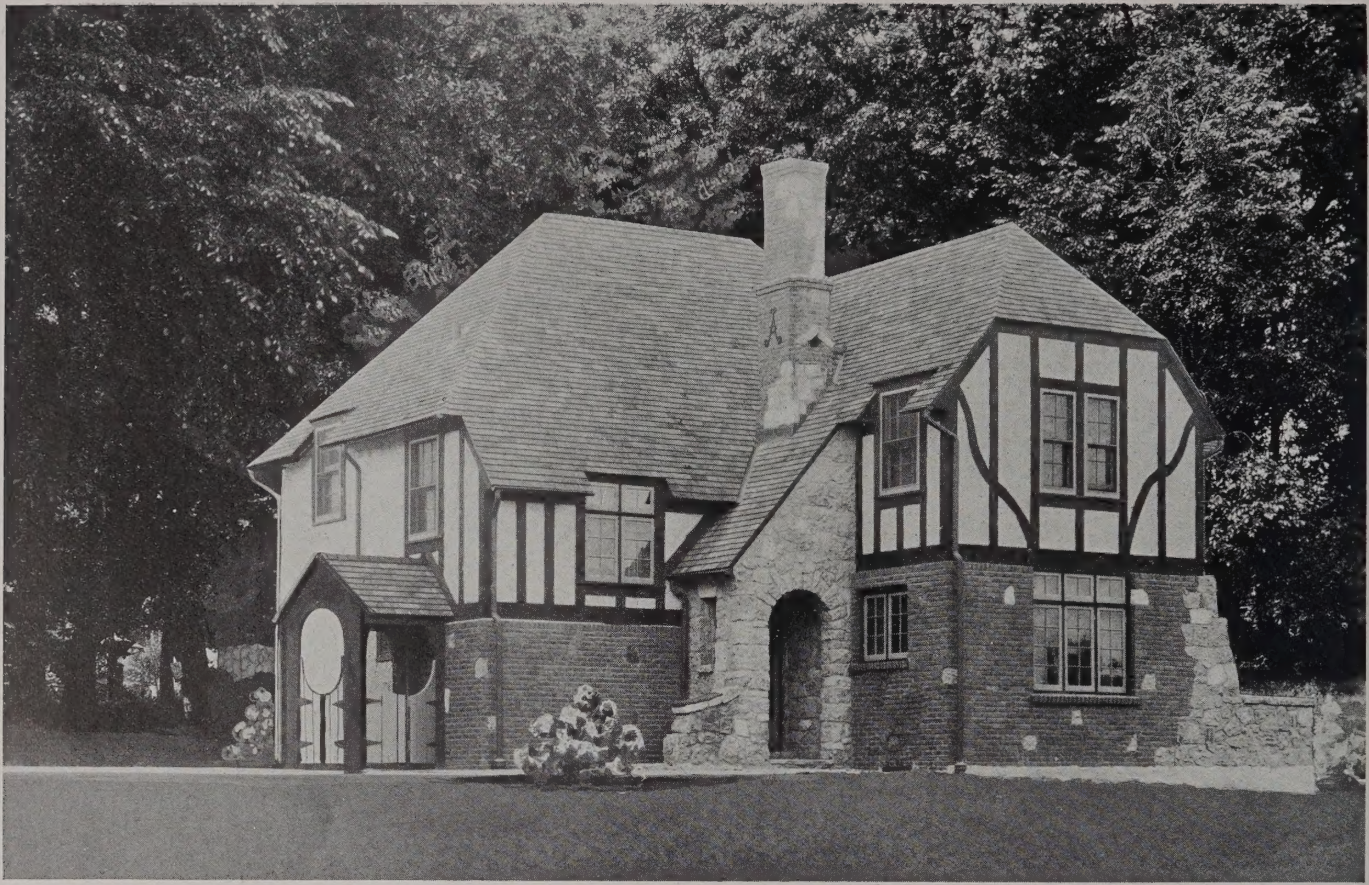
Six Rooms, Bath and Breakfast Nook

IN this critical age a man is judged as much by the home in which he lives as by the clothes he wears. Build a home to meet your individual requirements, a home which will reflect your personality and good taste, a home which will be a credit to your community.

> *Our building service is an absolute guarantee that your home will be all you desire in satisfaction, happiness and contentment.*



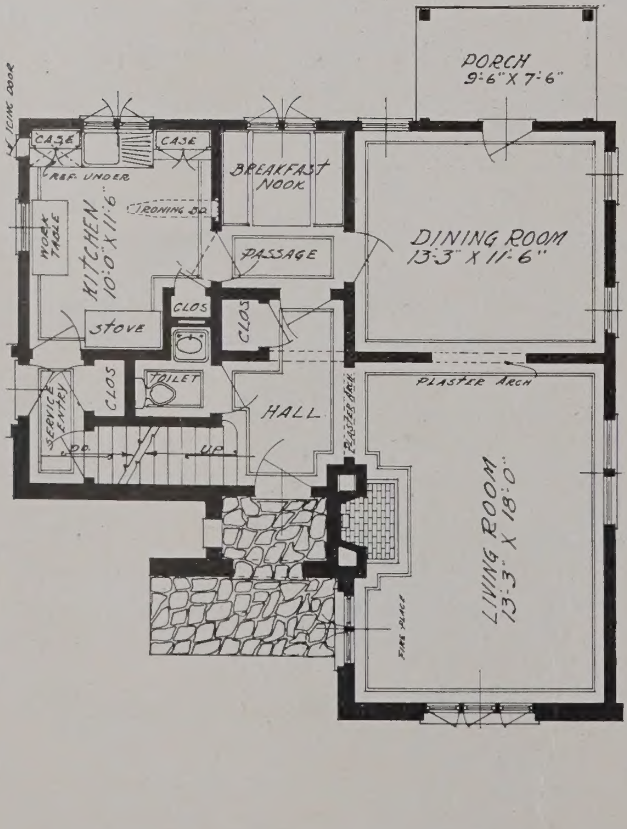




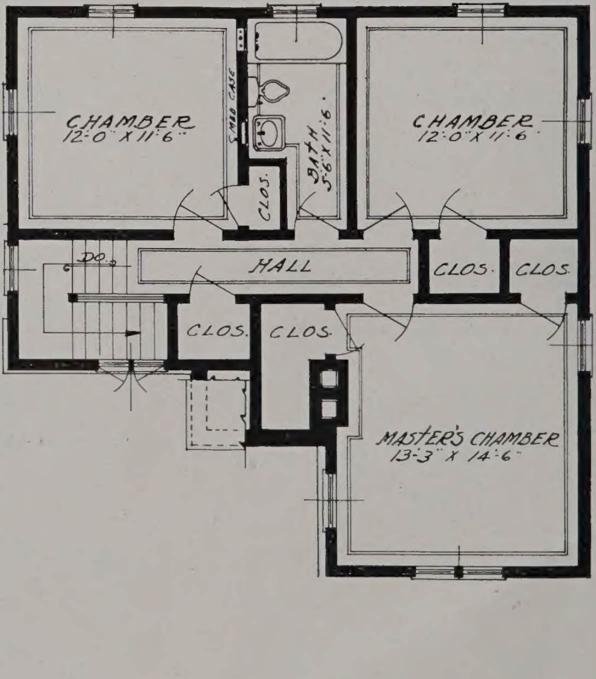
The CARLISLE

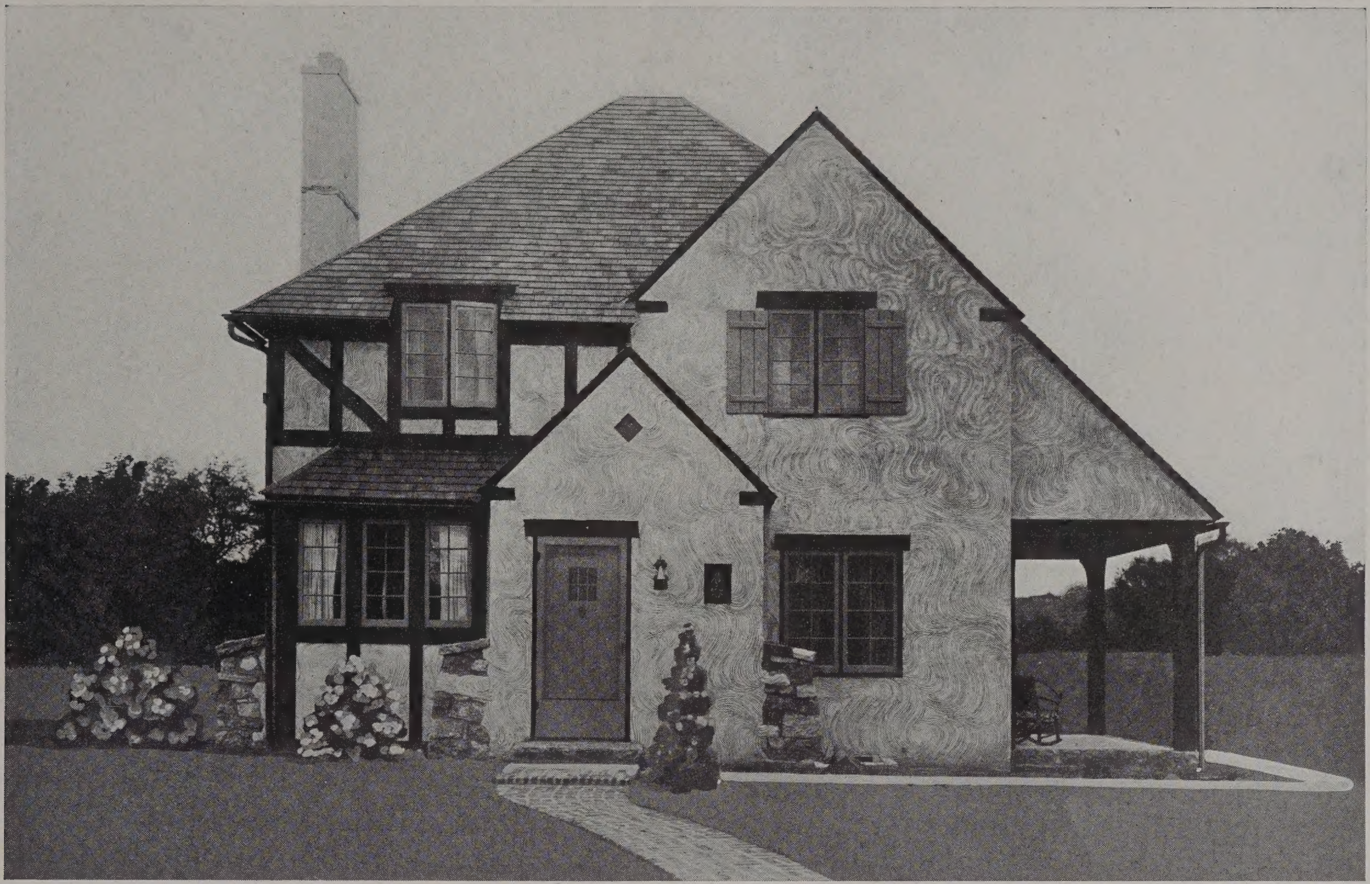
(Size 32x32)

Six Rooms, Bath and Breakfast Nook



THE owned home in the sheltered home locality removes your children from enforced contact with many unwholesome and not infrequently contaminating influences and associations.

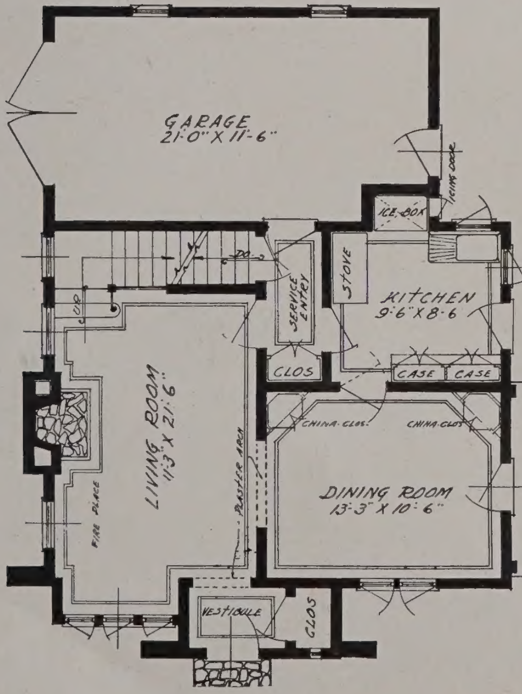




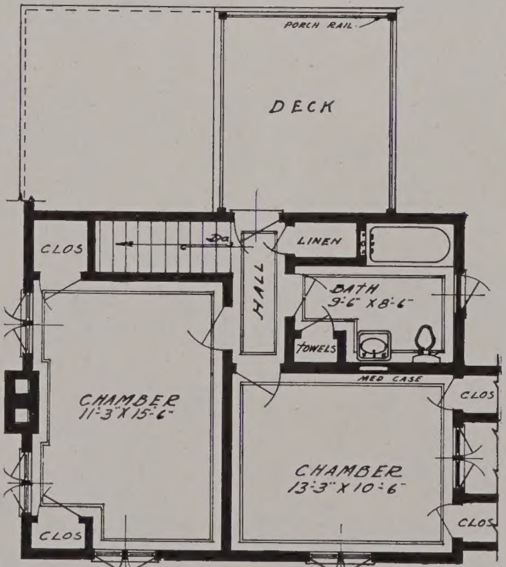
The GRIXDALE (Size 26x33)

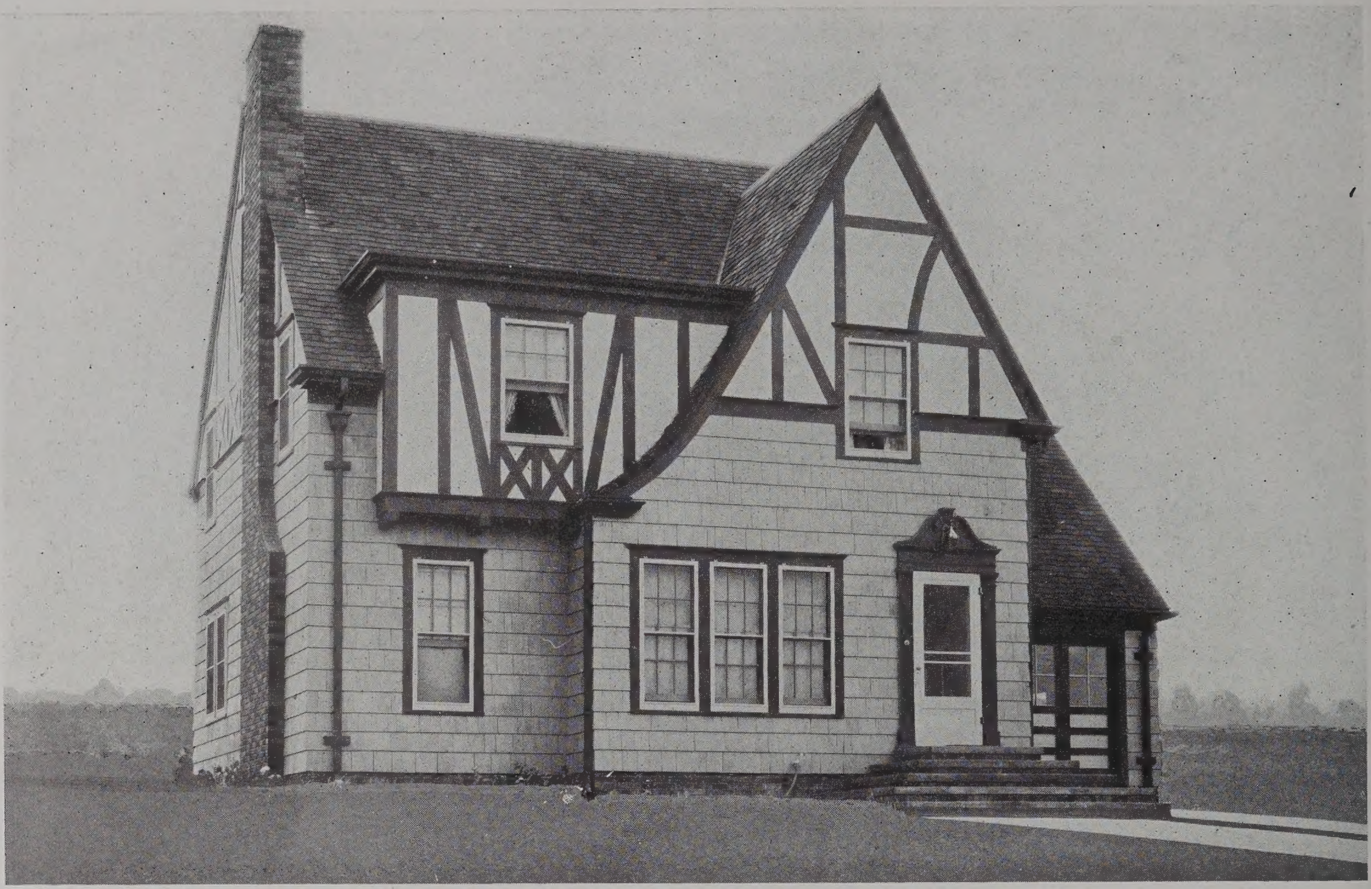
Five Rooms, Bath and Garage

LIVING in a home of your own means changing your outlook upon life; it means making you one of those that actually own part of the United States. It means real independence.



Good homes are the right of all citizens, not merely the privilege of the well-to-do.



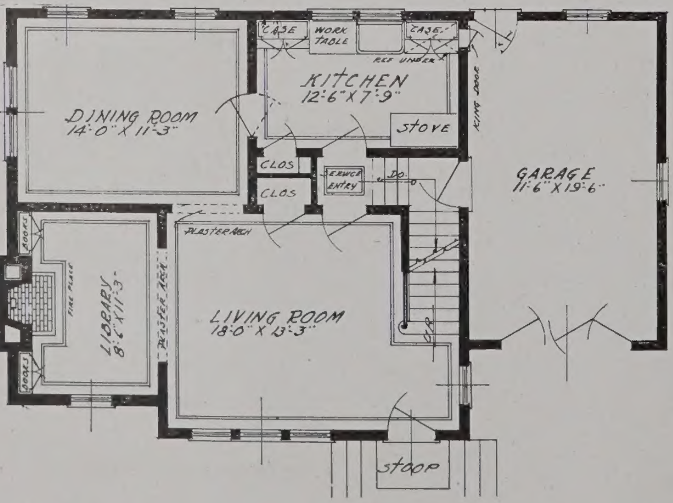


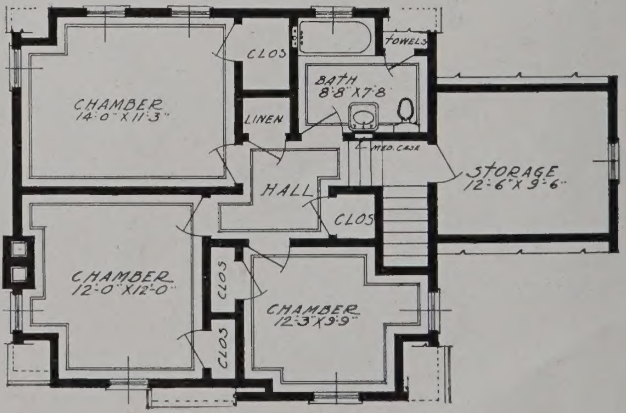
The WELDON (Size 28x26)

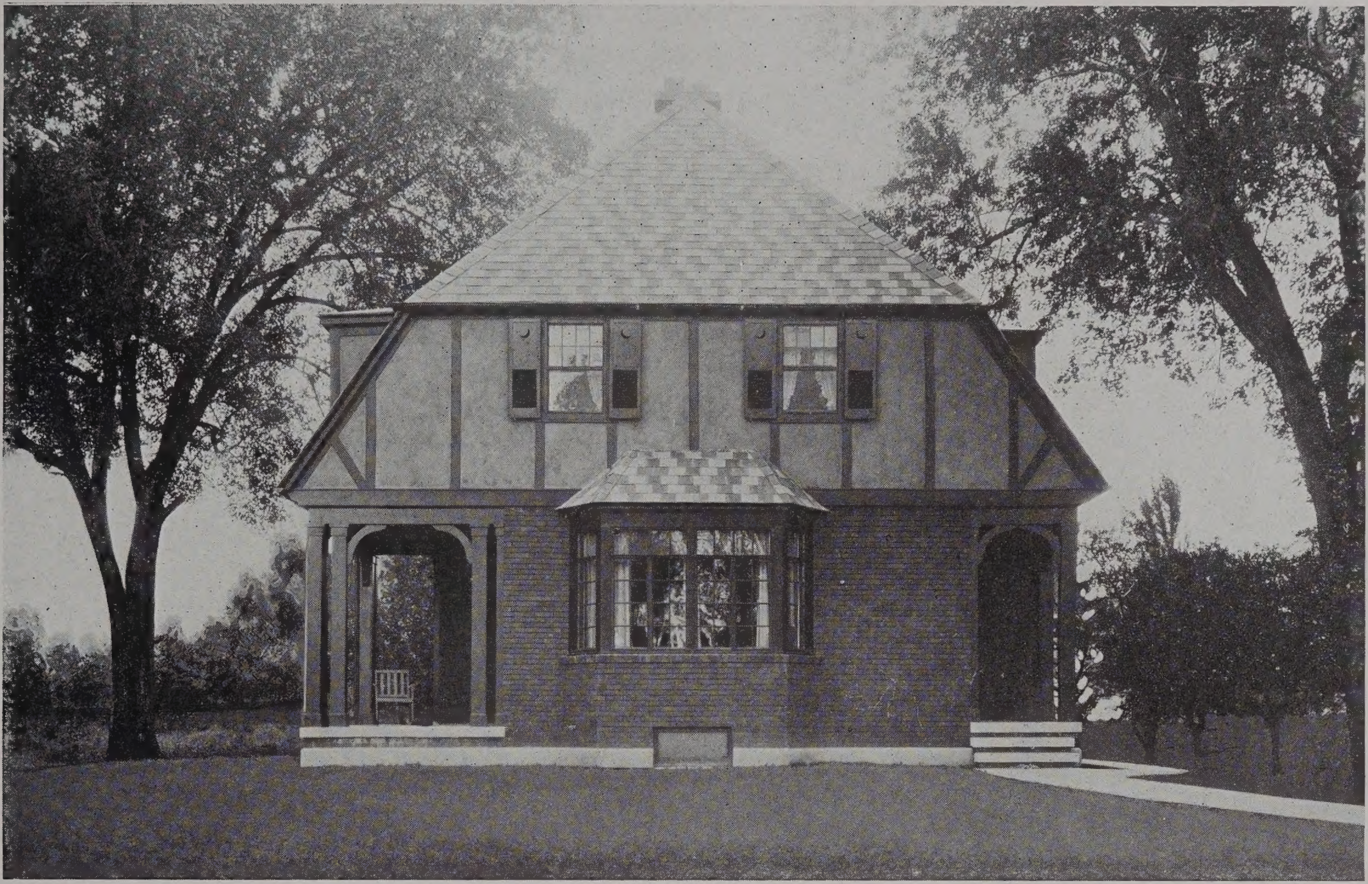
Six Rooms, Bath, Library and Garage

> *Our quality materials and expert building advice are at your service. Build with us and be assured of absolute satisfaction in every respect.*

It is difficult to feel an interest in something in which you have no part. The mere fact of owning a home is enough to give a man an added civic interest, simply because his community becomes something in which he owns stock, as it were. It is difficult, also, for a man to rise to success in any locality, whether that success be social or commercial, unless he feels that he is a permanent part of that community, and this feeling of permanency can come only through ownership.



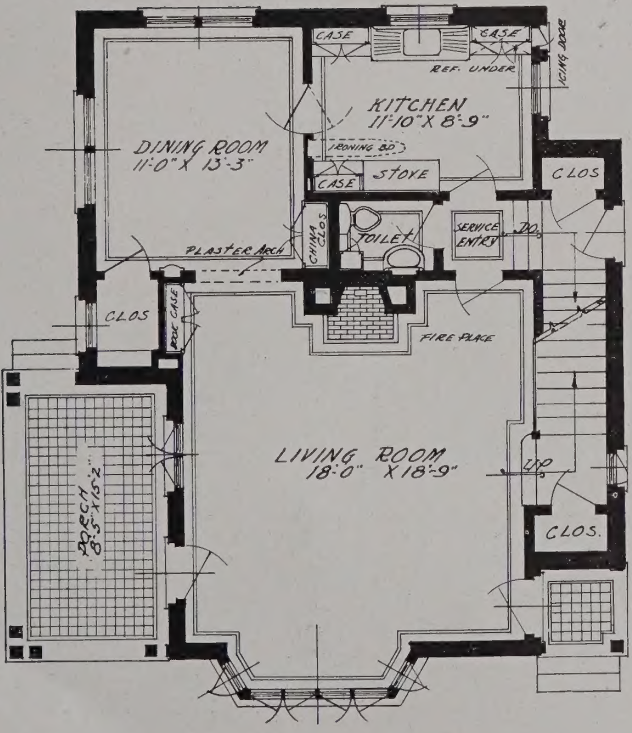




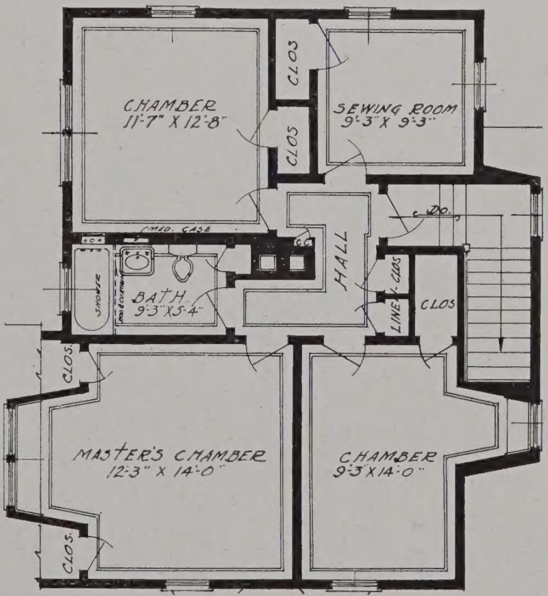
The BREWSTER (Size 28′6″x34′)

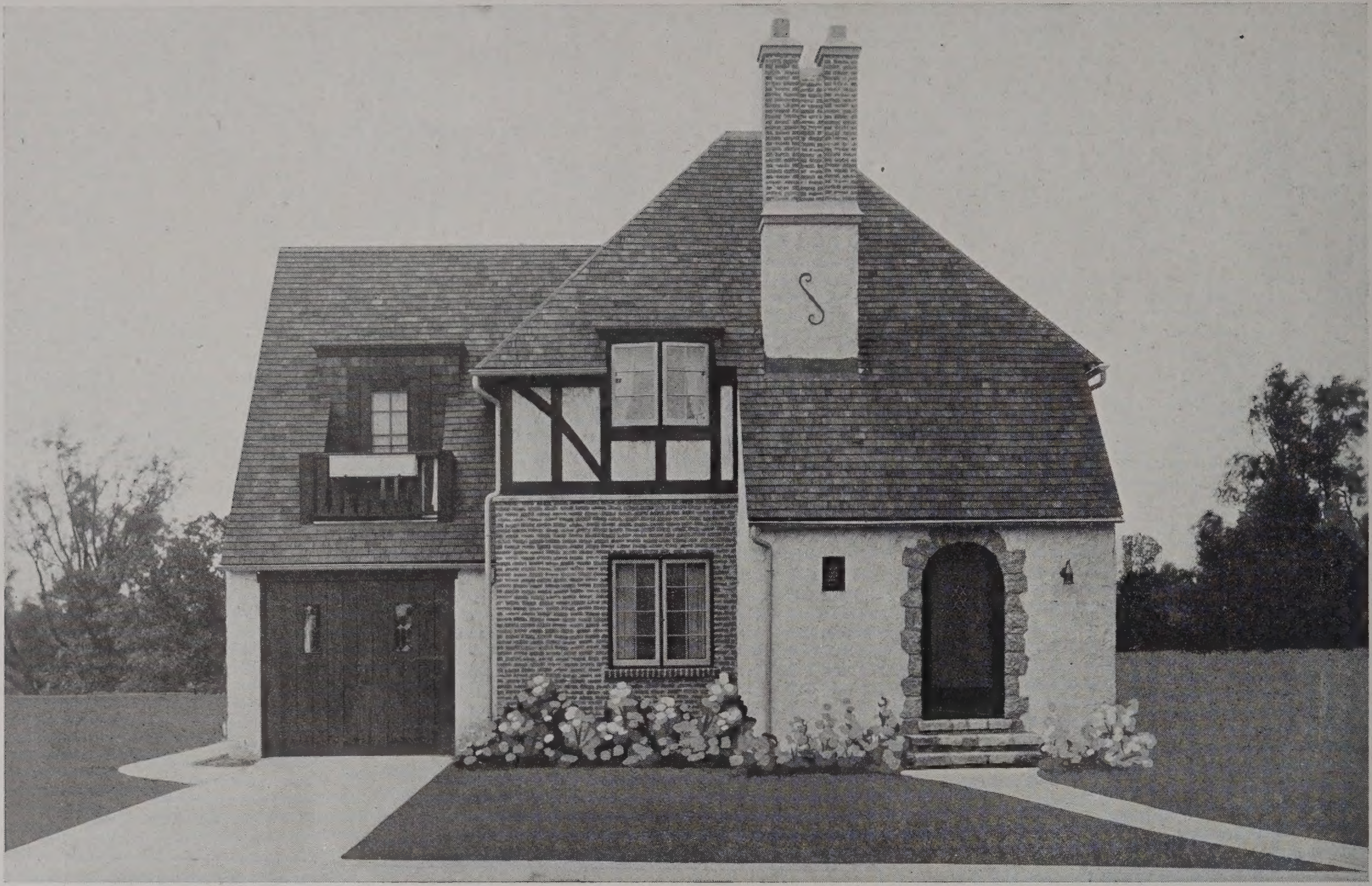
Six Rooms, Bath, Porch and Sewing Room

A HOME of another's work can never give you that inner glow of satisfaction which comes with the completion of a home built for your individual needs.



Select your home from the 'inside-out' That's the part in which you live.

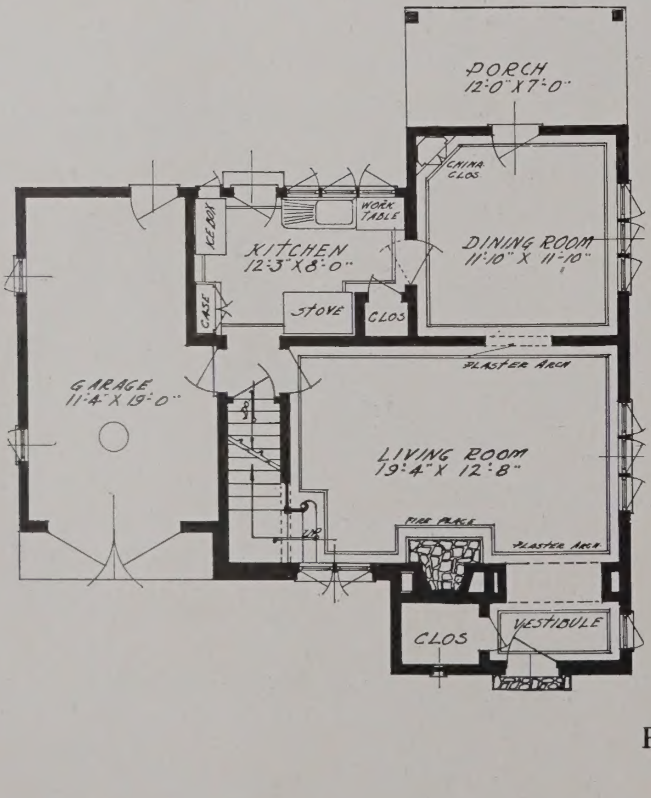


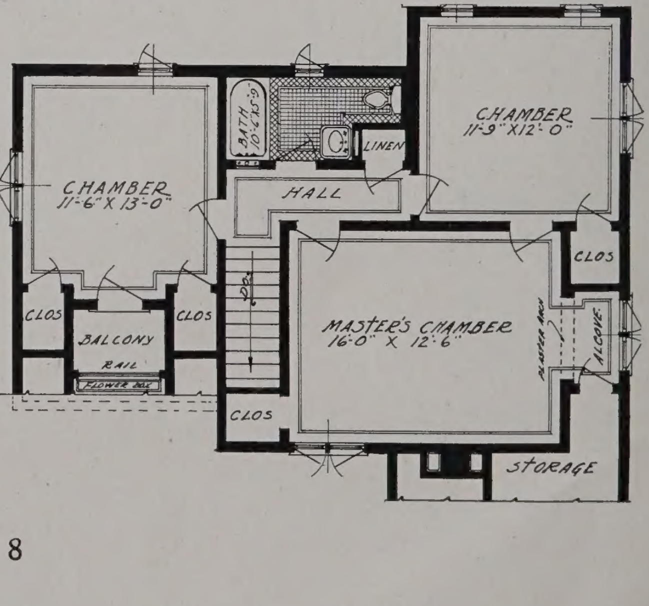


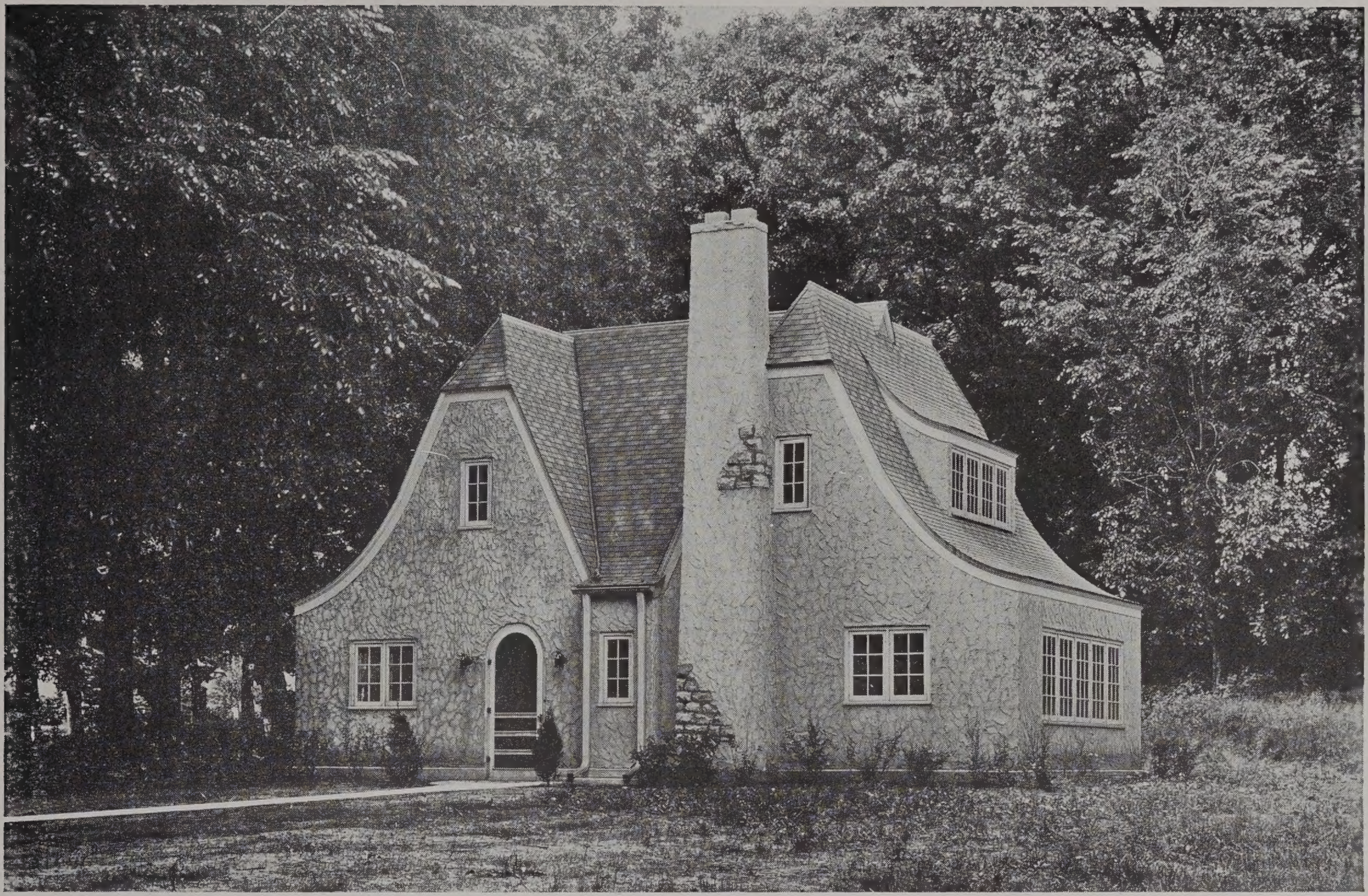
The BARRINGTON (Size 36x23)

Six Rooms, Bath and Garage

THE home feeling is an asset of the highest value, for it pays richly in a sense of self-respect, of more responsible citizenship, of moral poise as a member of the community, besides giving profound personal satisfaction and enriching the spiritual values that arise out of family ties and affections.



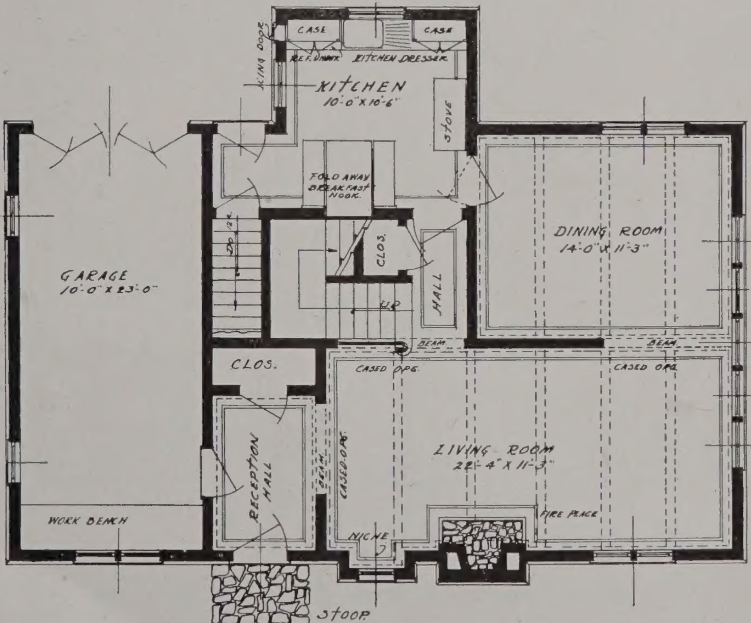


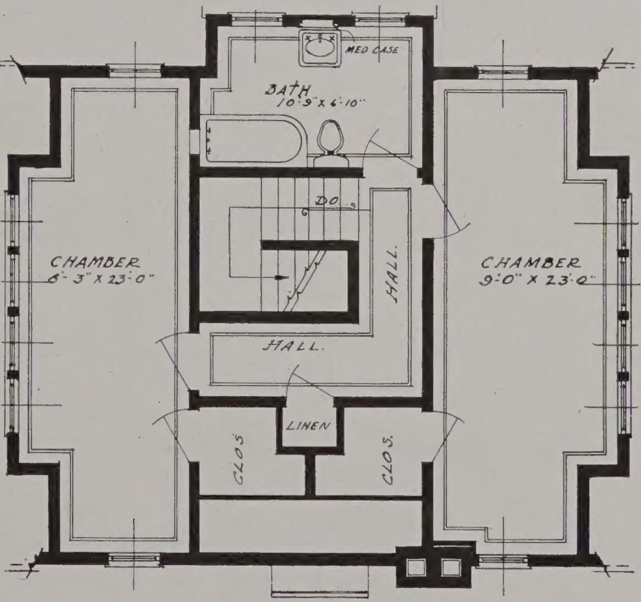


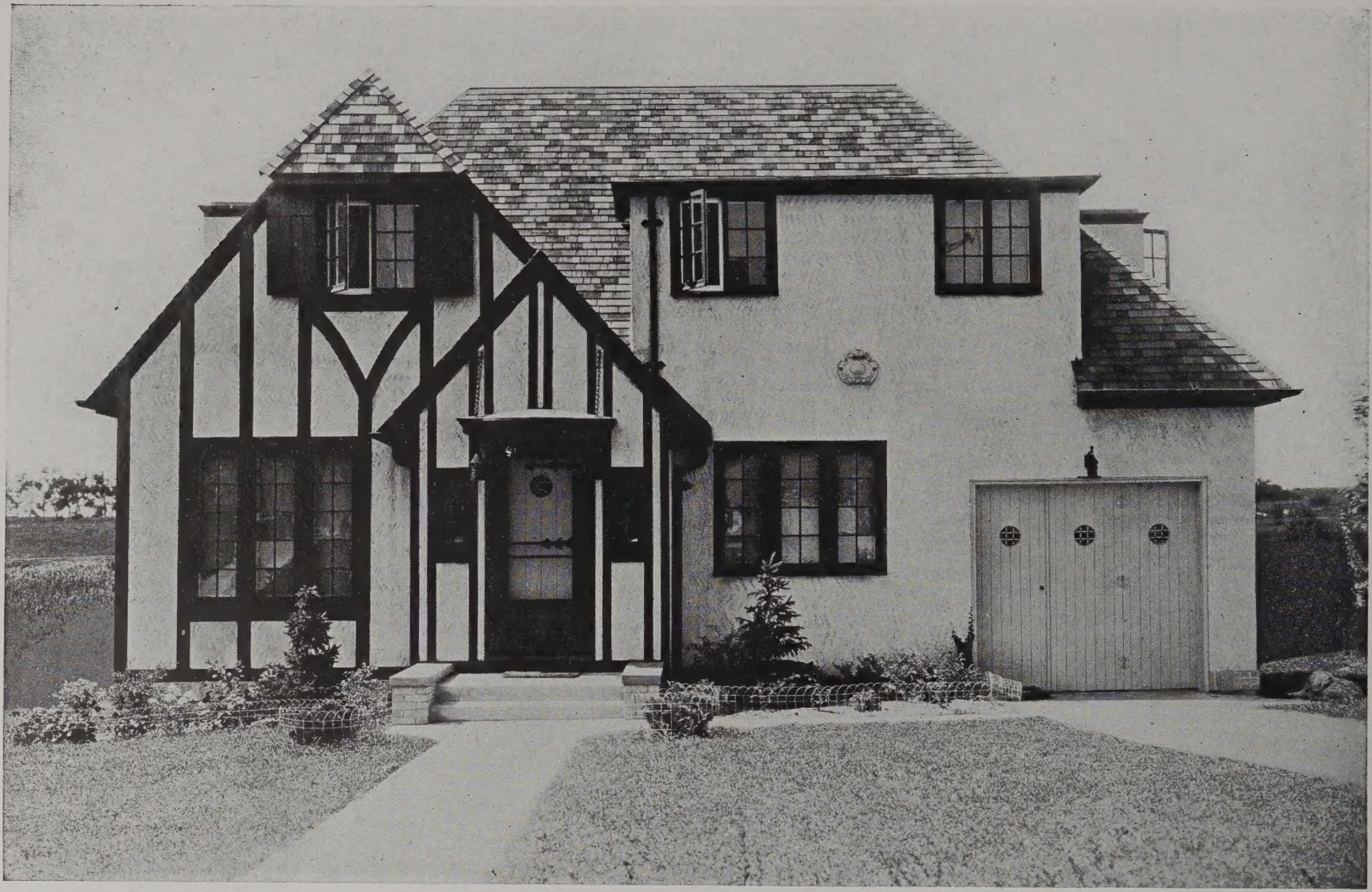
The BUCKINGHAM (Size 40x24)

Five Rooms, Bath, Breakfast Nook and Garage

EVERY day more and more people are realizing that the one way to perfect contentment is in owning one's own home. Why put off any longer the day when you will be happily settled in the home built to meet the individual needs of your family.



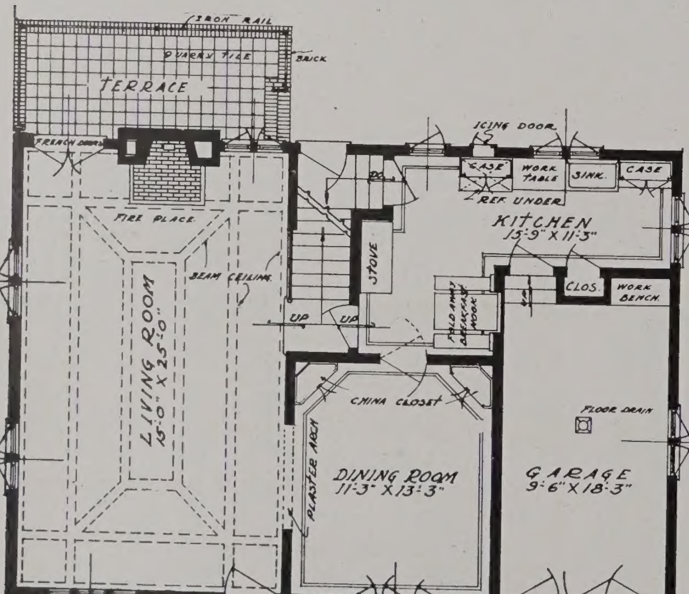


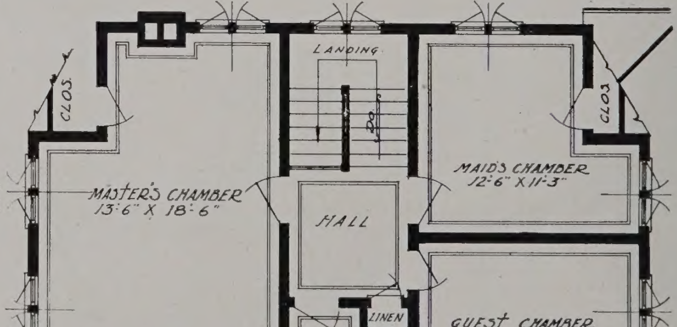


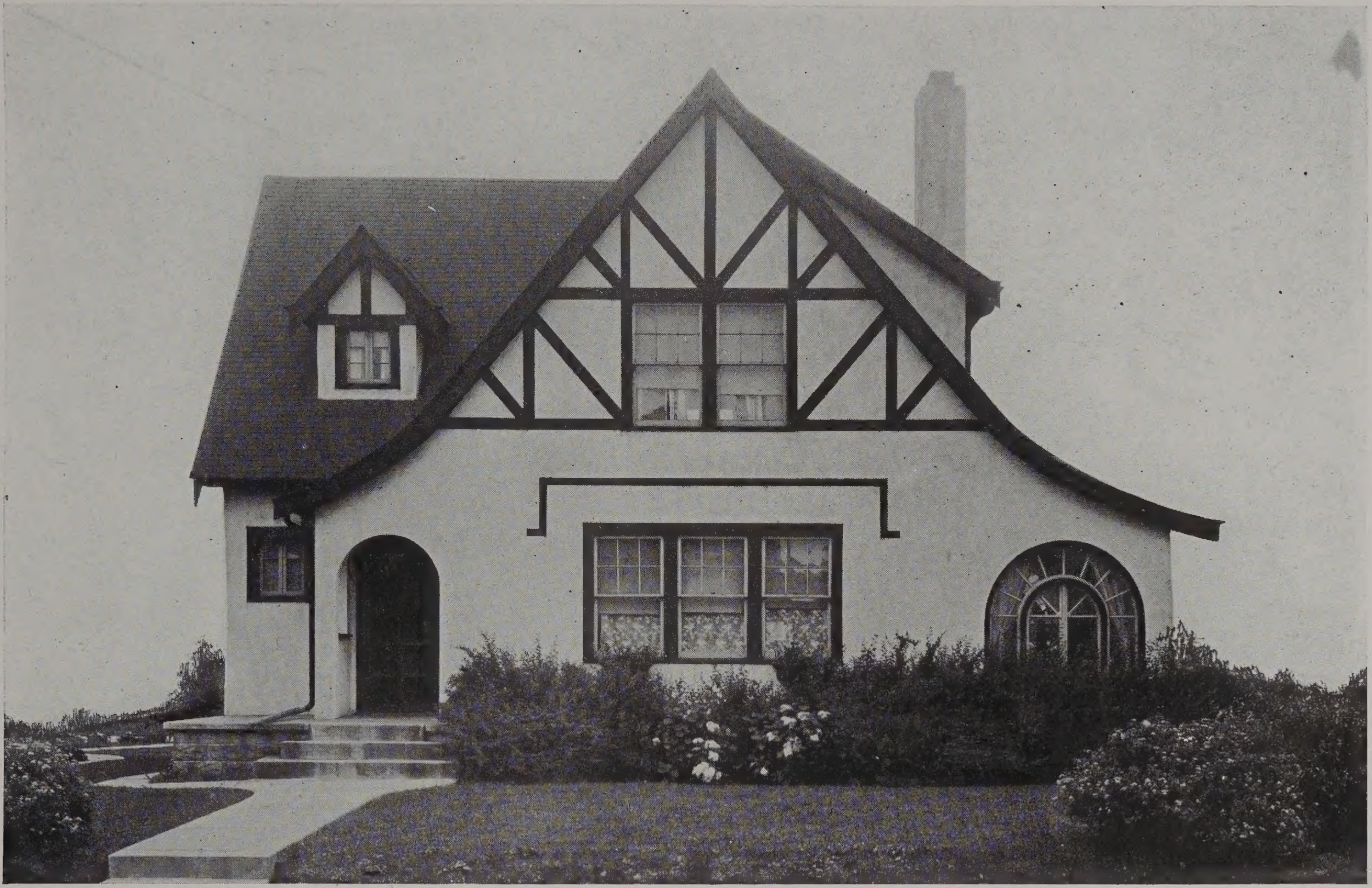
The YORK (Size 38x26)

Six Rooms, Bath, Breakfast Nook and Garage

WHEN you become the owner of a home such as the "YORK" you naturally—and justly—have a feeling that you have really fulfilled one of life's important desires, that you are a part of your neighborhood, your community. You acquire a new bearing, a new confidence that is immediately reflected in your daily life.



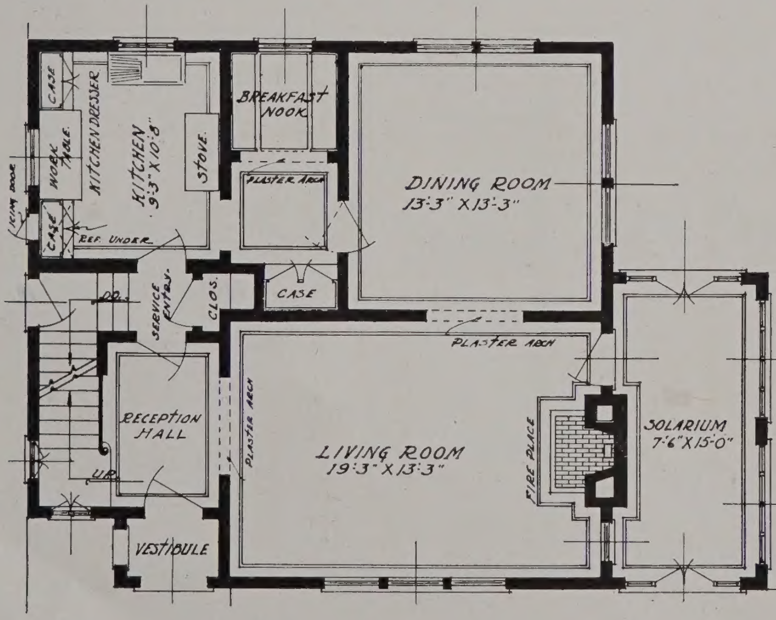


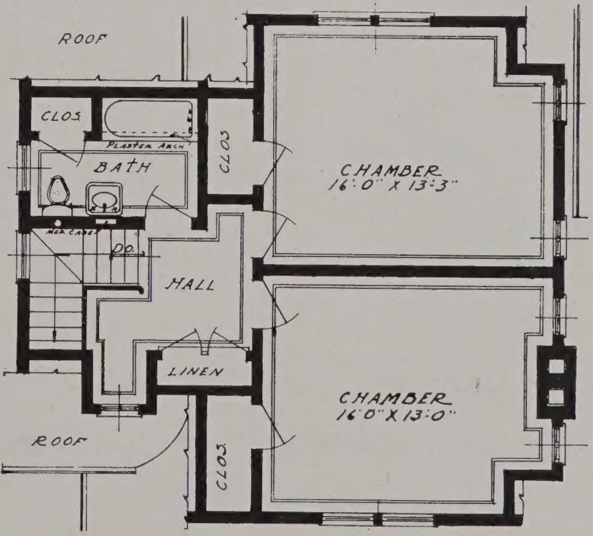


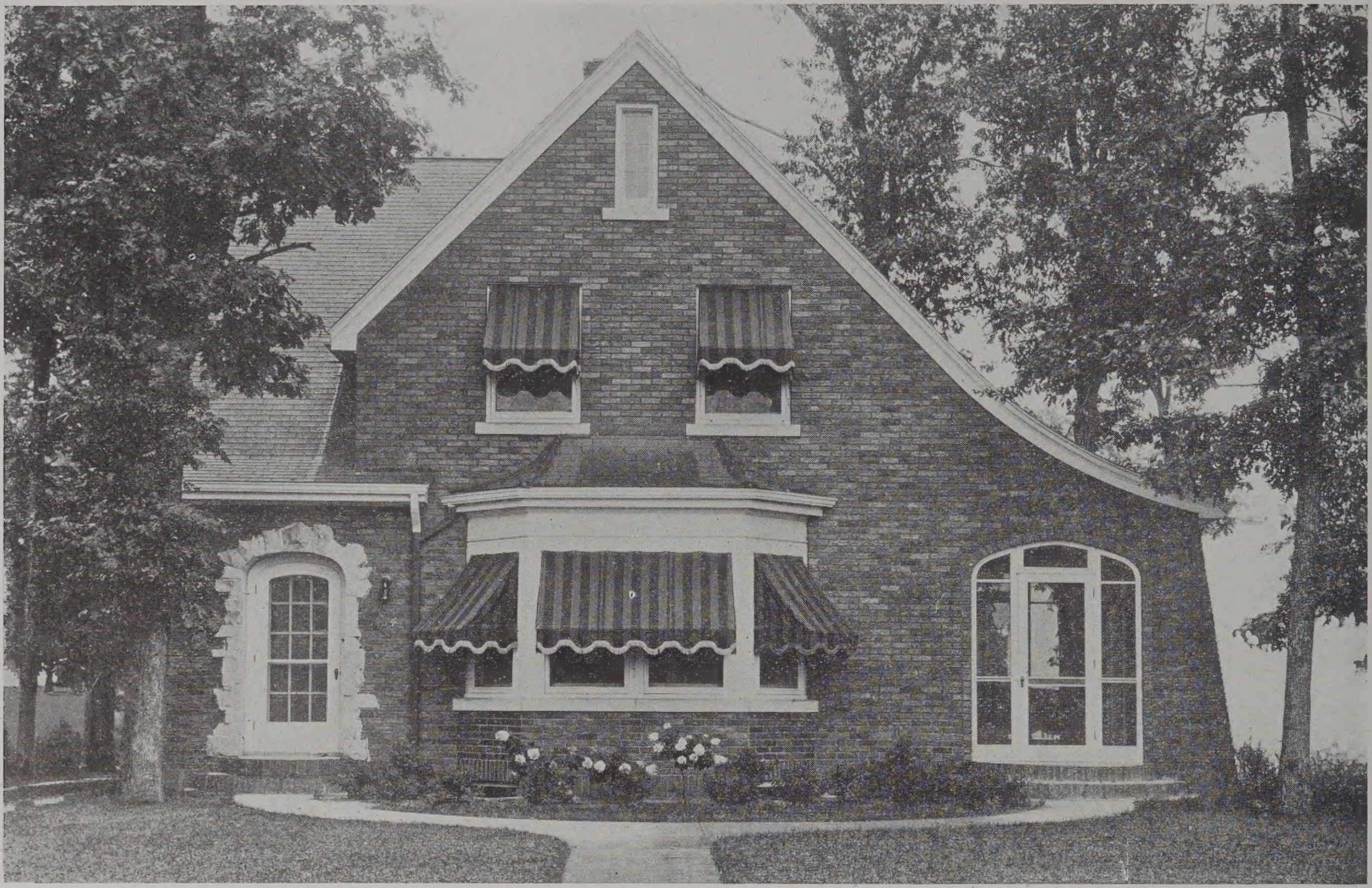
The DEVONSHIRE (Size 30x28)

Five Rooms, Bath, Breakfast Nook and Solarium

FROM the time of its completion a home like the "DEVONSHIRE" means more to you than anything else you can possess. You may look forward to its being the center of life's interests, most cherished desires and pleasant memories. Its qualities will be perpetuated in the very disposition and characters of your children.



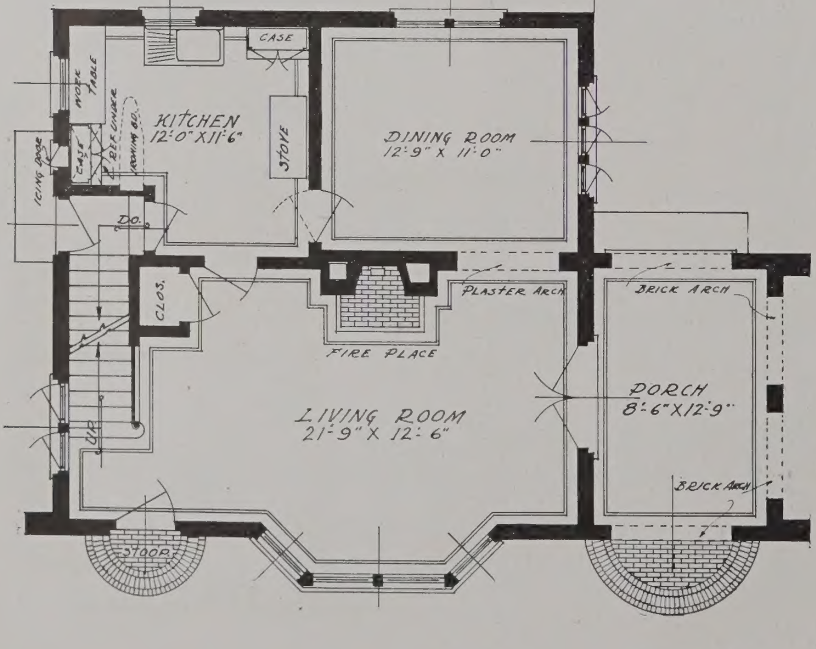


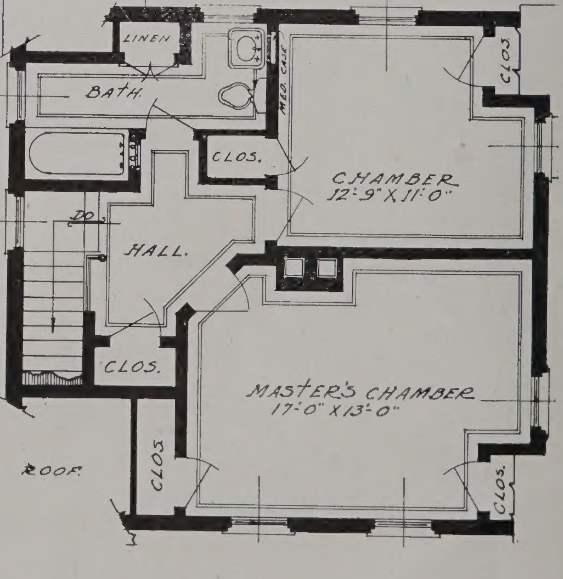


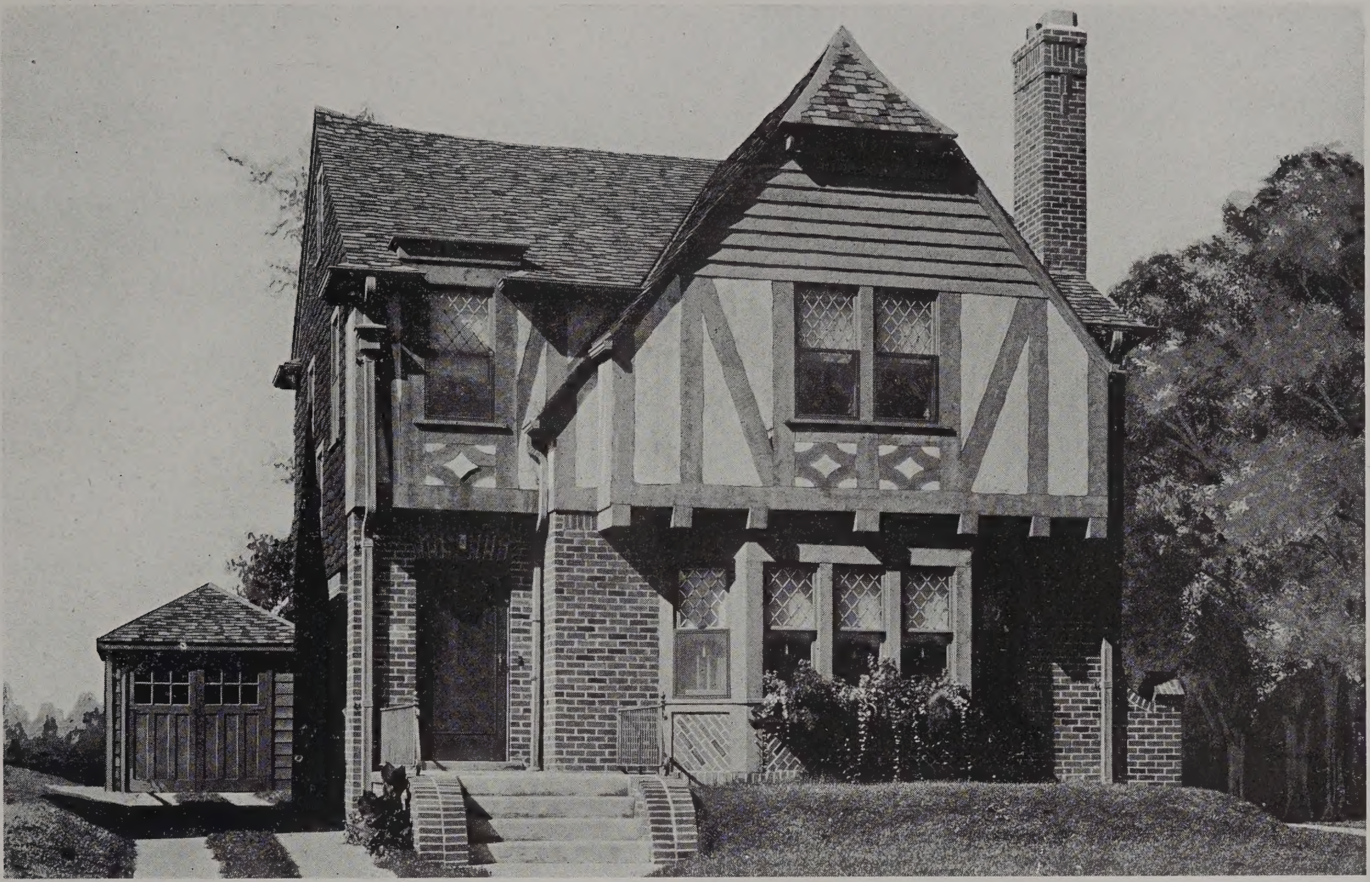
The VICTORIA (Size 27x26)

Five Rooms, Bath and Porch

WHEN all other facts are considered, no other form of investment can show the amount of profit that a home can be made to yield its owner. A home literally and actually pays for itself as an investment. And in addition it pays you a hundredfold in comfort, in joy, in happiness and in lasting satisfaction.

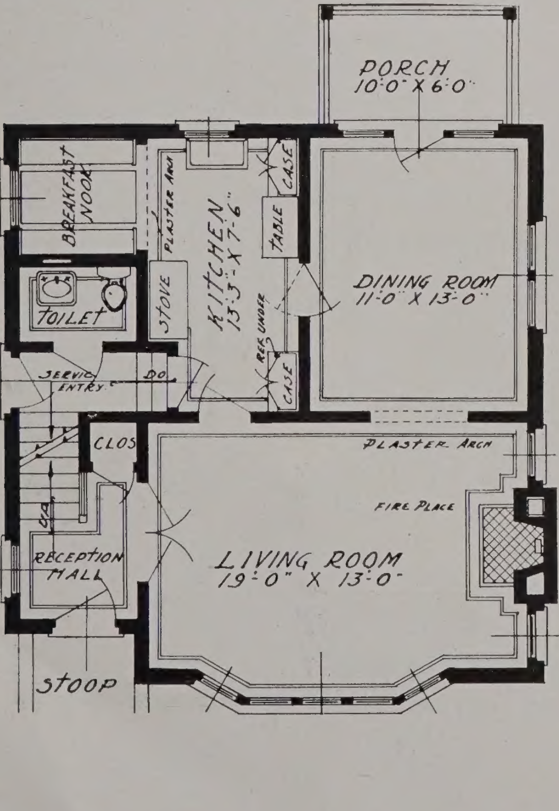




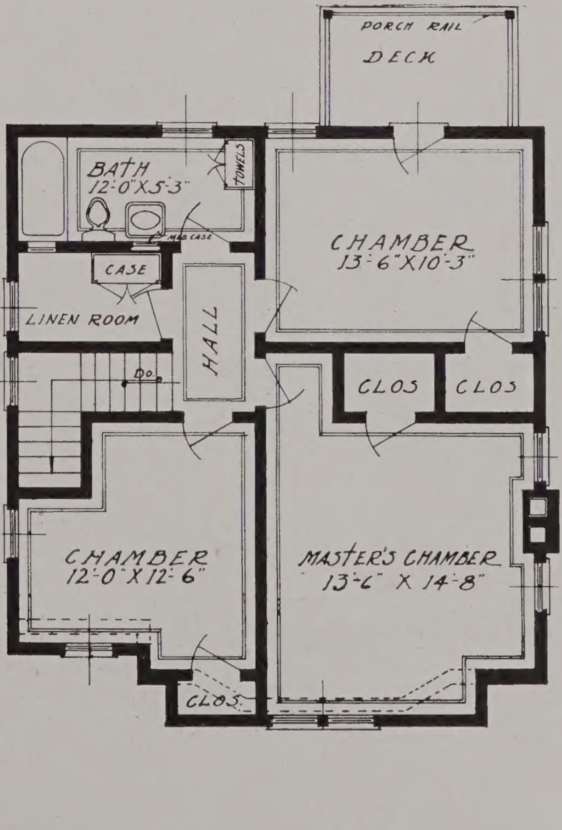


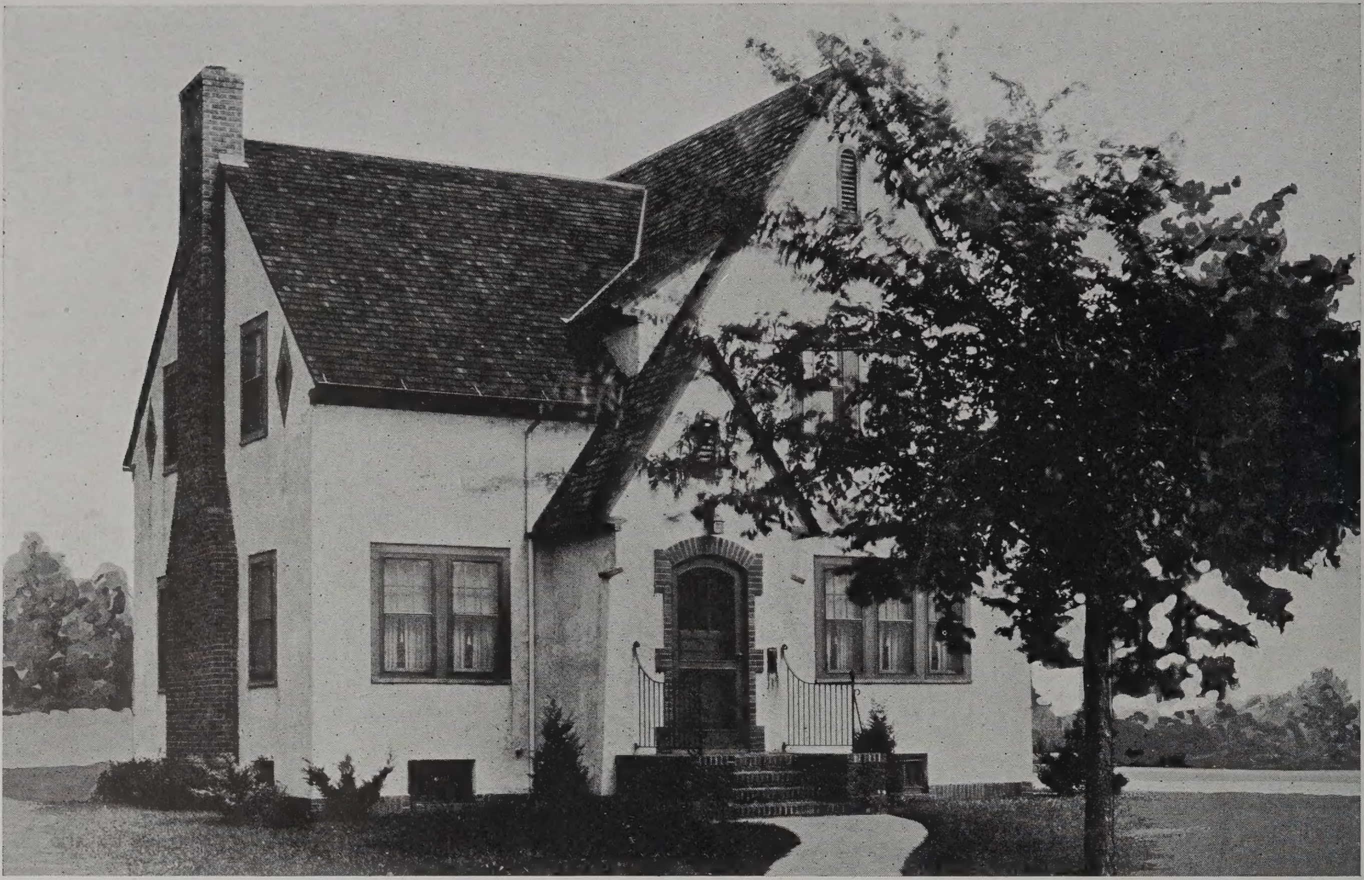
The HUDSON (Size 27x28)

Six Rooms, Bath and Breakfast Nook



When you own your home you add prestige to your standing in the community and among your business associates.

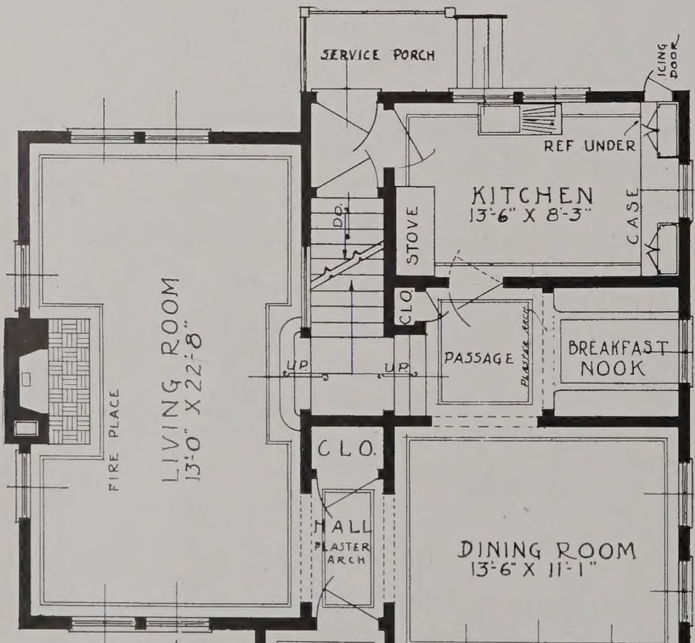


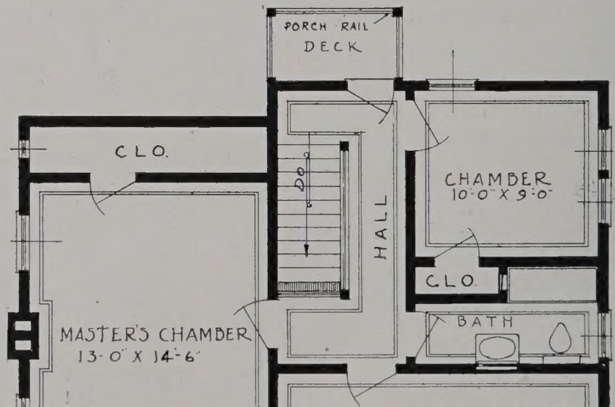


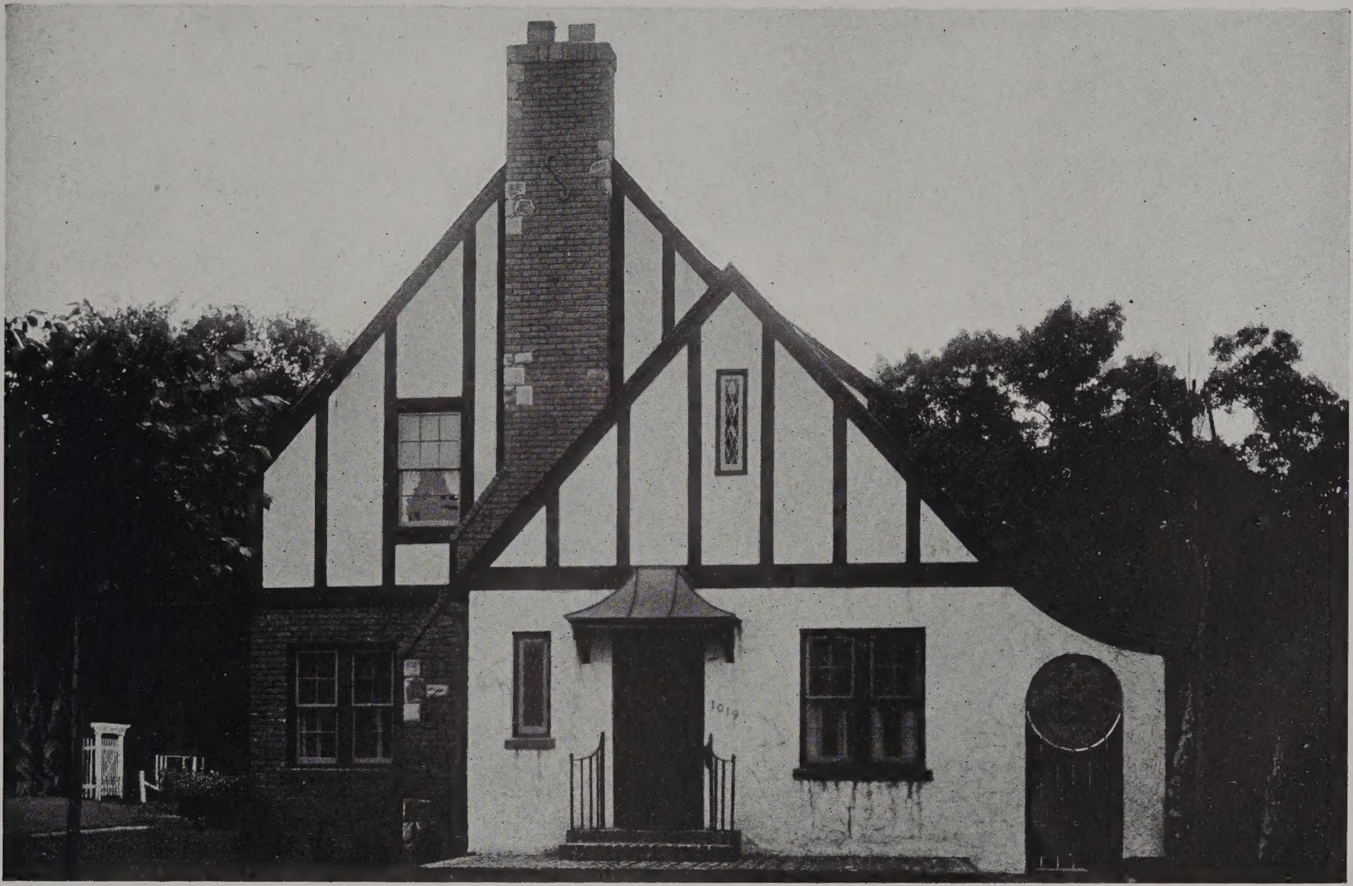
The IRVINGTON (Size 32′x27′ 6″)

Six Rooms, Bath and Breakfast Nook

WHEN you build a home of your own you provide your children with the mental and moral environment which produces upright men and women.

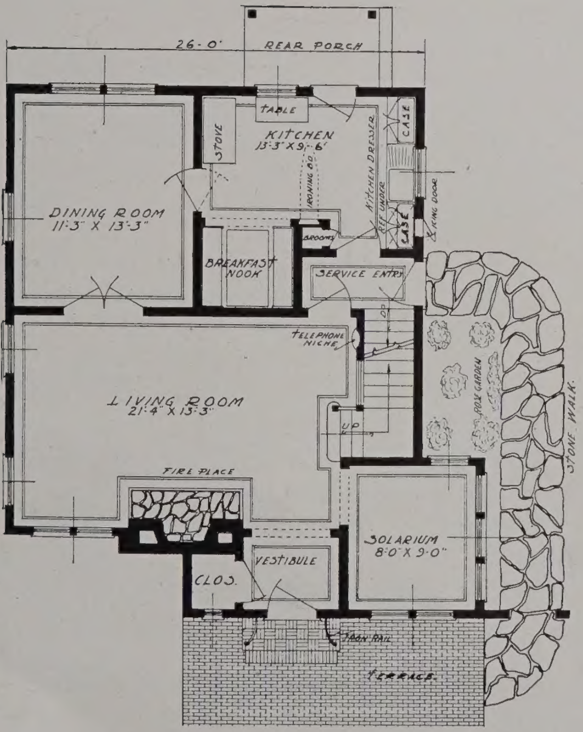




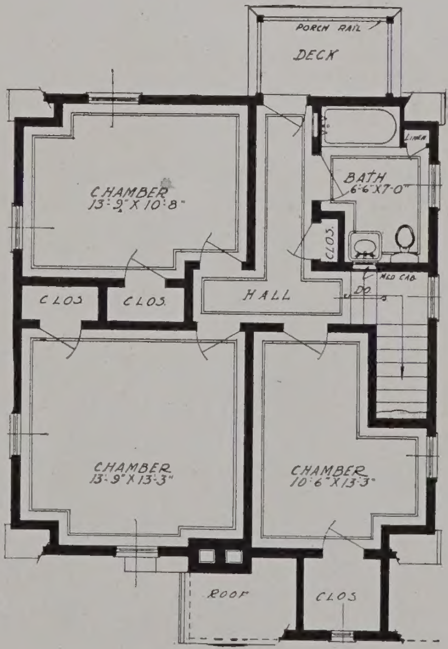


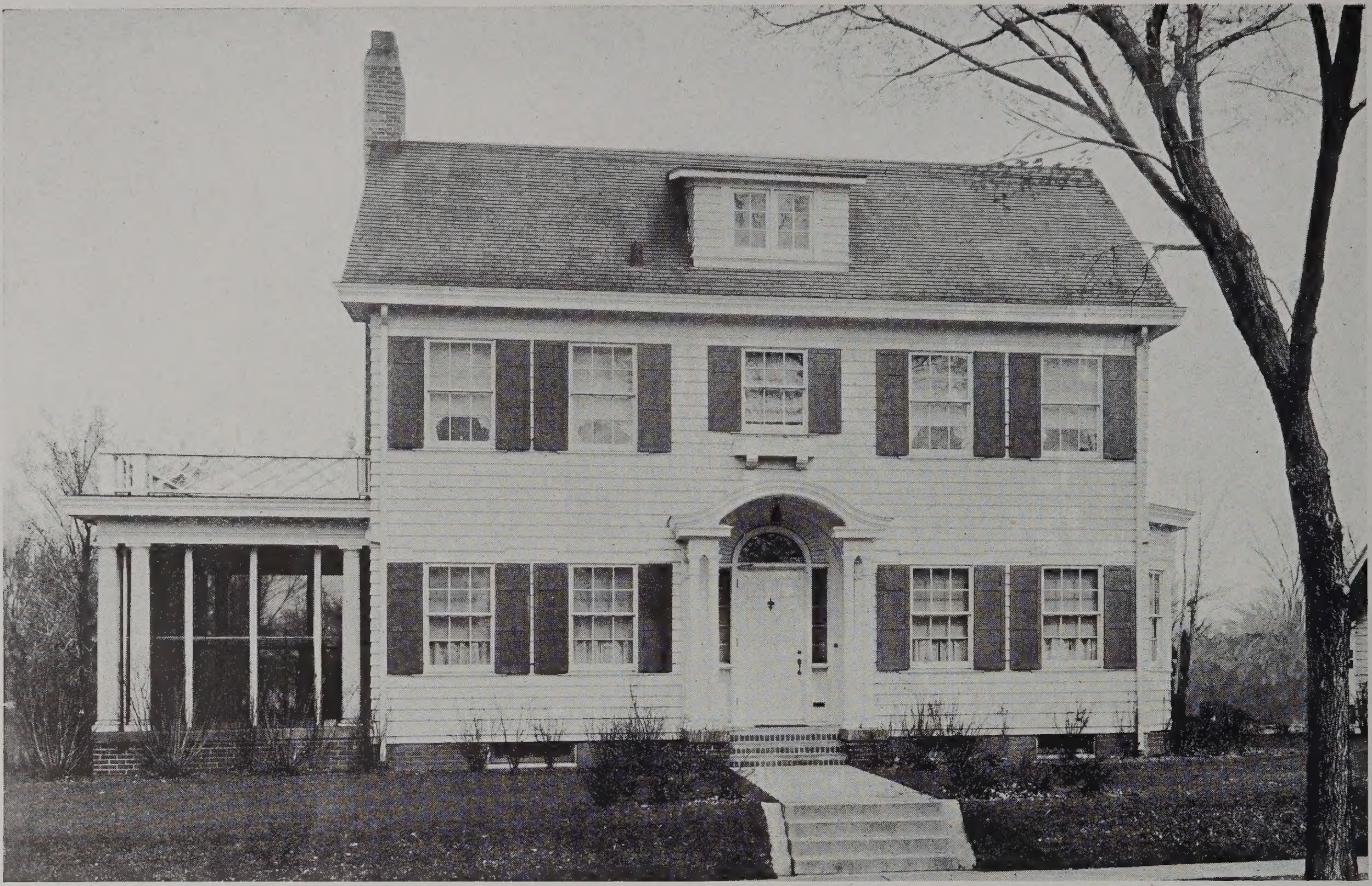
The TUDOR (Size 26x28)

Six Rooms, Bath and Breakfast Nook



IN her own home, where she is able to gather around her all the little things that make the true home atmosphere—where she may carry out her own ideas and express her own tastes in her surroundings and may unrestrictedly plan the many conveniences that will make it a more comfortable abiding place for her family—there a woman finds her greatest satisfaction.



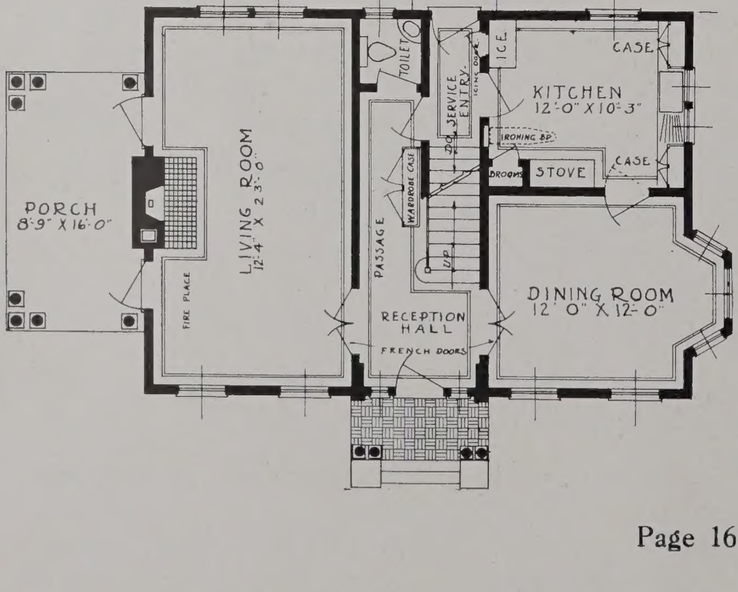


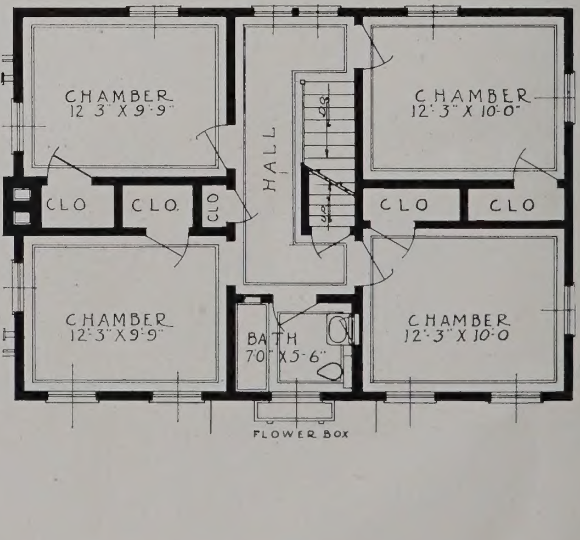
The SHERIDAN (Size 34x24)

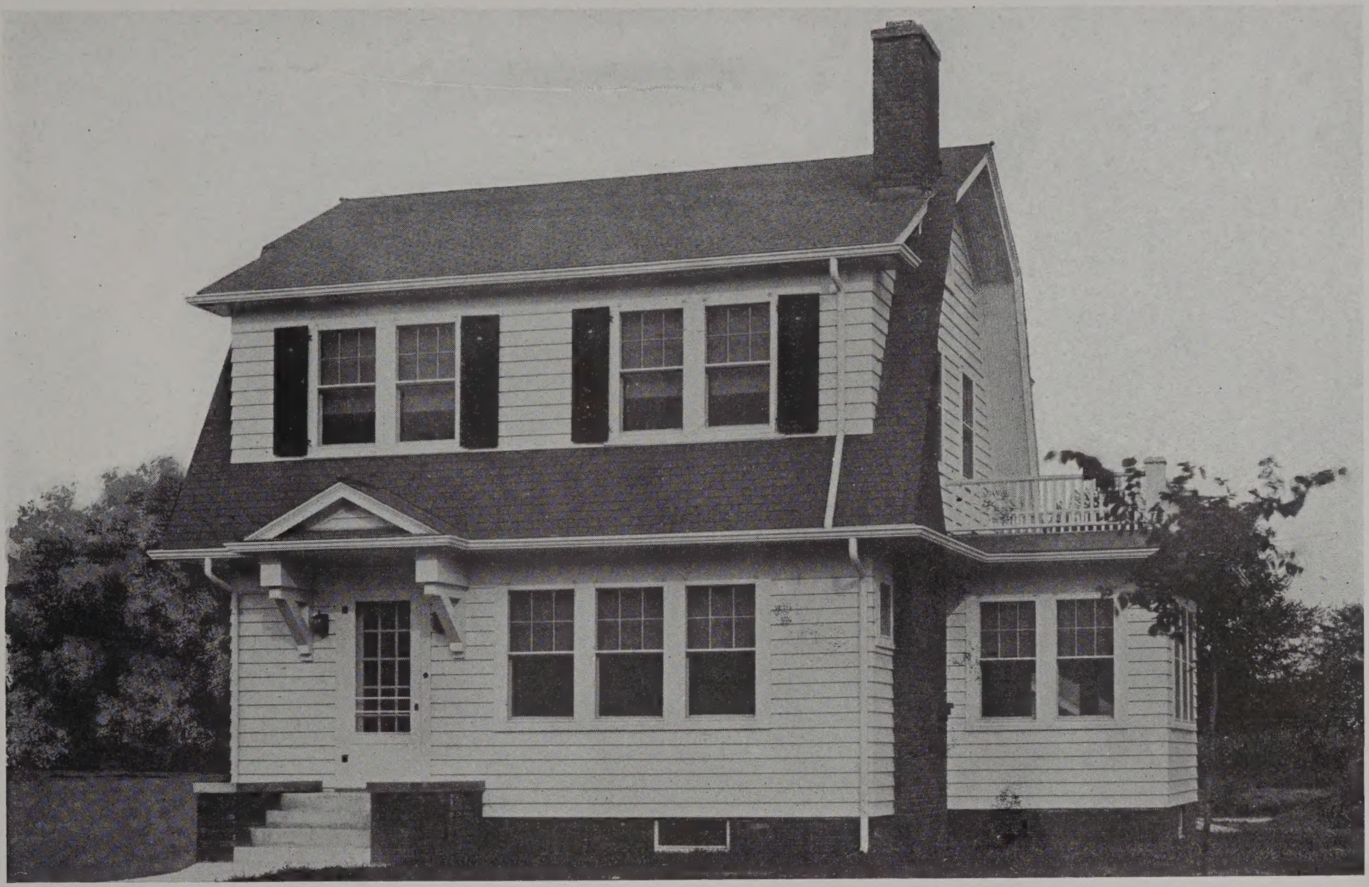
Seven Rooms, Bath and Porch

UPON the home rests our moral character, civic and political liberties are grounded there; virtue, manhood and citizenship grow there. American citizenship in the long run will be, must be, what the American home is.

> *There are no dividends to compare with comfort and contentment—no returns equal to the personal pride felt by the man who owns the home that shelters his family.*



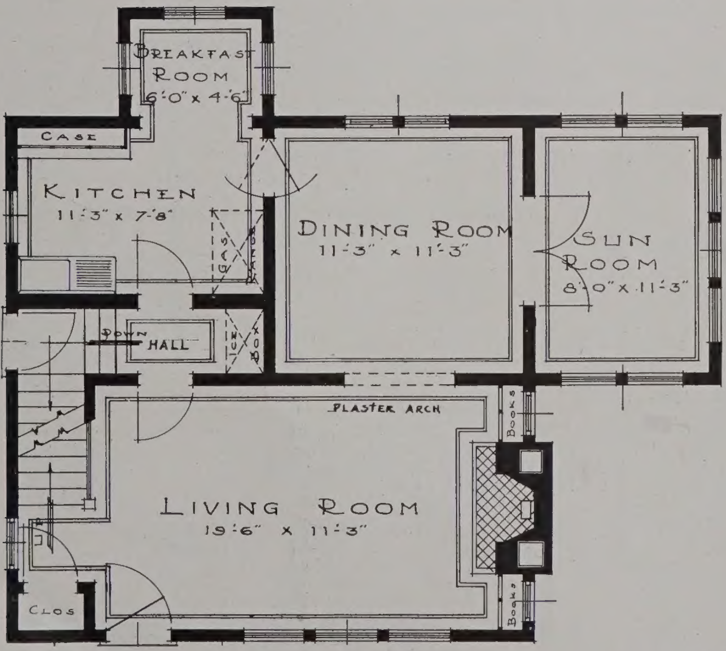


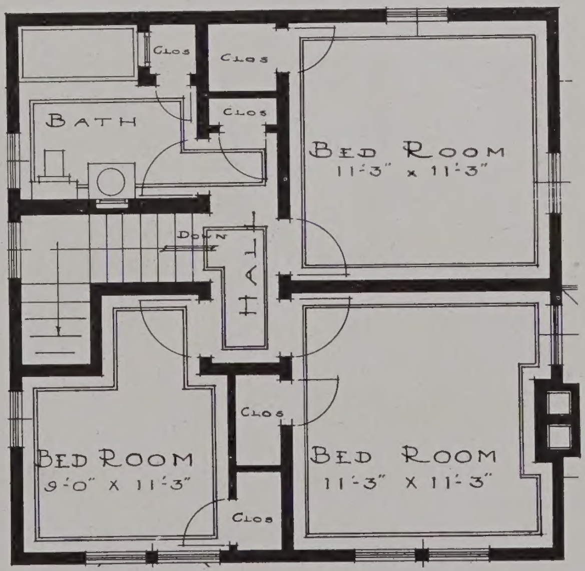


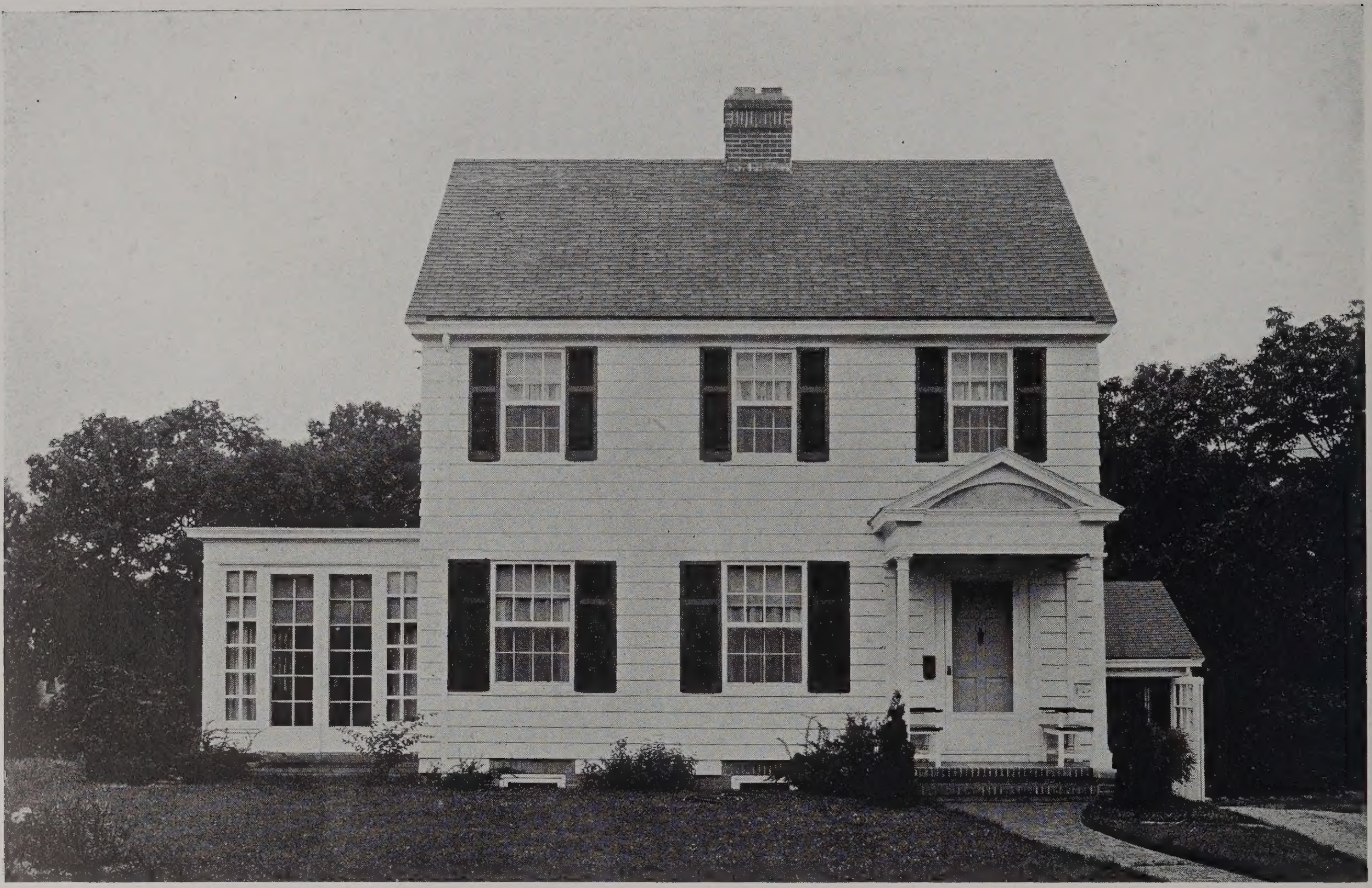
The AMSTERDAM (Size 24x24)

Six Rooms, Bath, Breakfast Nook and Sun Room

TO you a home means a place of recreation and rest—your duties keep you elsewhere during the day. But to your wife, a home of her own is a kingdom.





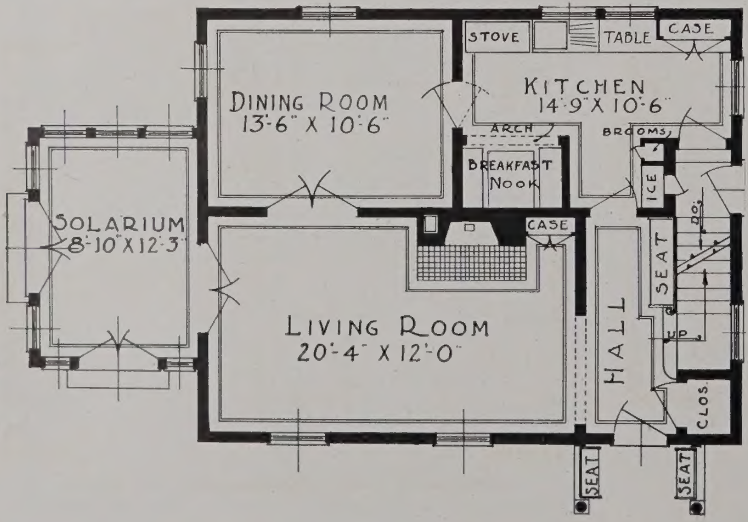


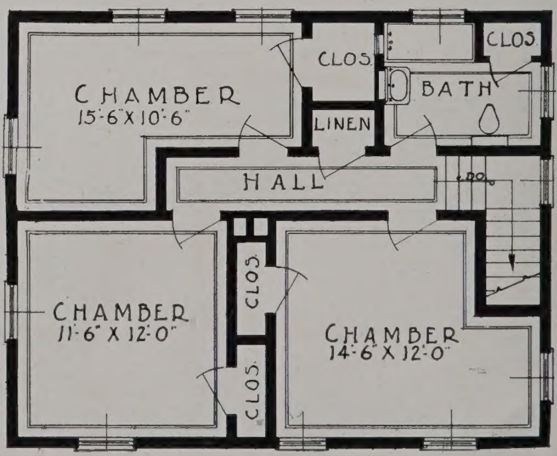
The ANDOVER (Size 30x24)

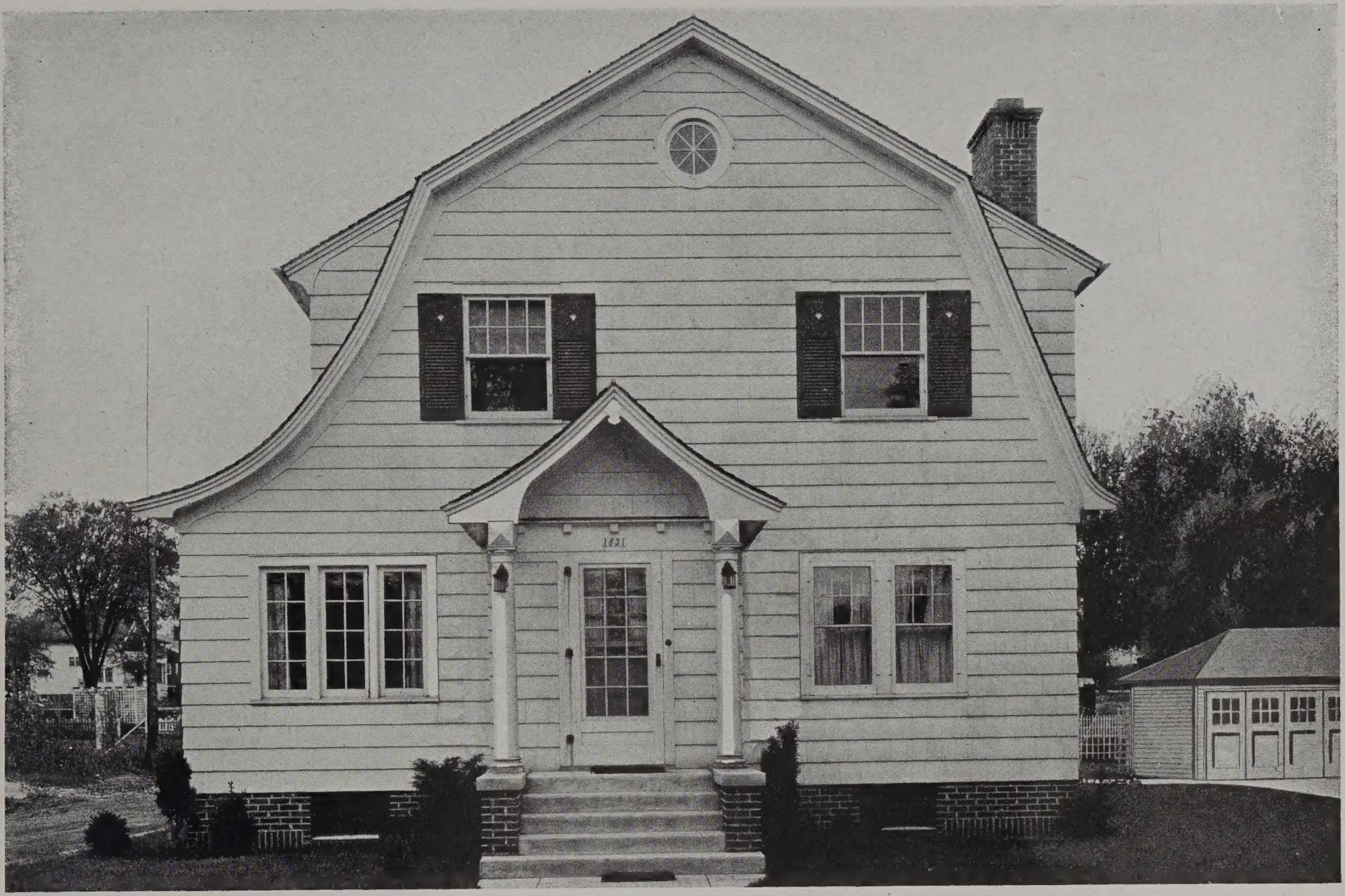
Six Rooms, Bath, Breakfast Nook and Sun Parlor

THERE'S a feeling of comfort, of security, of independence, an atmosphere of peace and happiness in the owned home which is never found in the rented house or apartment.

It sends the husband to work in the morning with light step and contented mind. It lightens the daily tasks of the housewife, giving to her work a new meaning that banishes drudgery. And in the flickering glow of firelight as mother tells bed-time stories to drowsy-eyed youngsters, this fullness and contentment of life brings happiness and satisfaction.

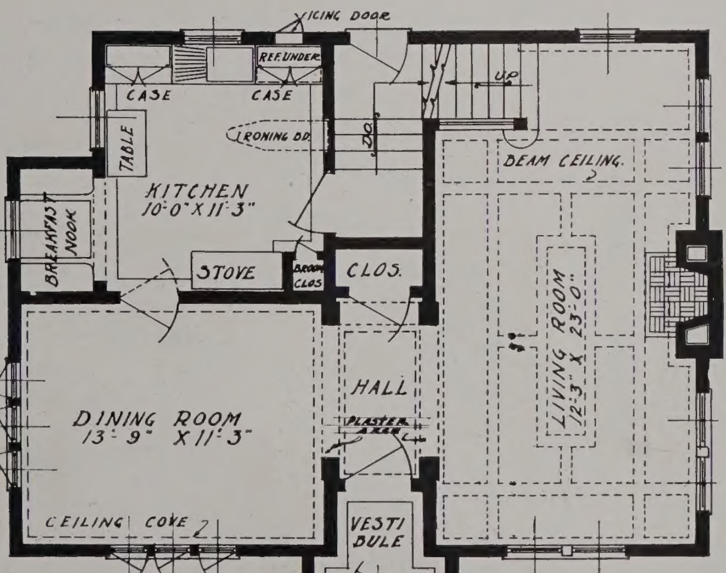




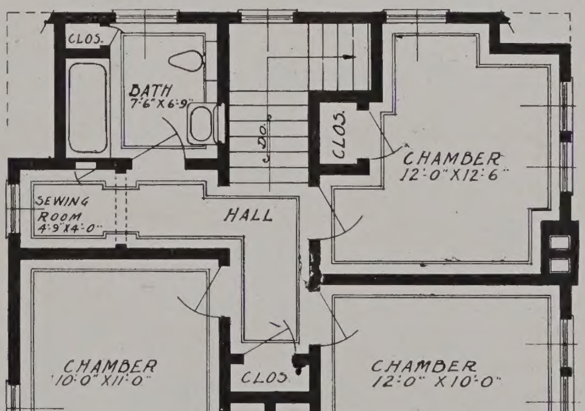


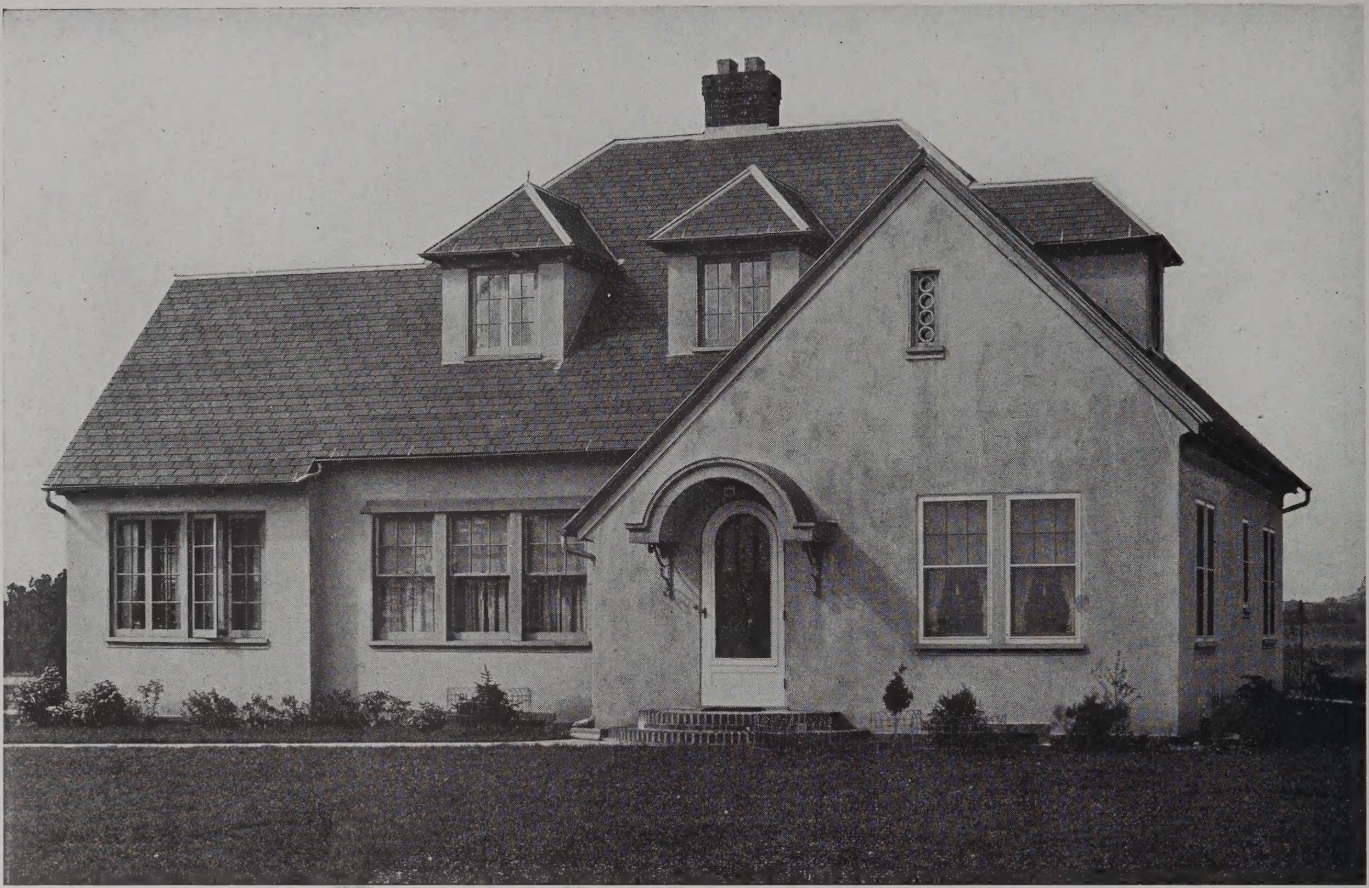
The NORWALK (Size 28x24)

Six Rooms, Bath and Breakfast Nook



ASIDE from the real joy and satisfaction that comes from building and owning a home, there is the added profit which comes through acquiring the thrift habit.

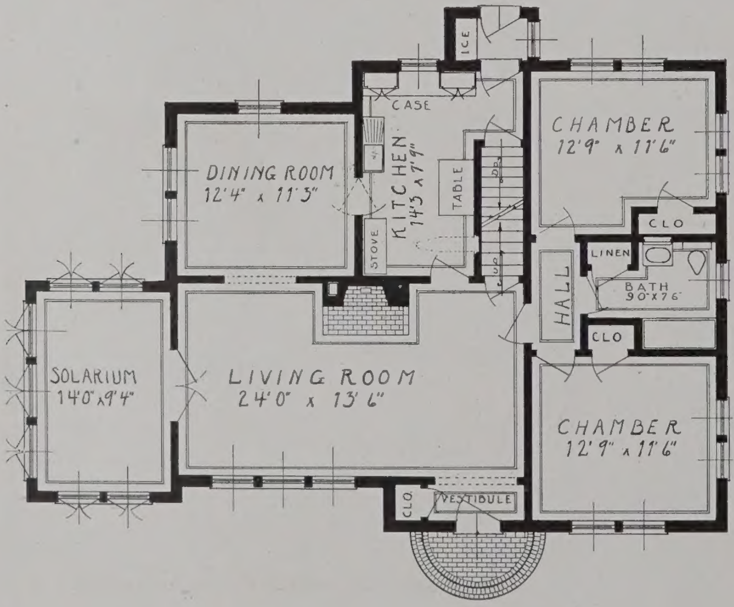


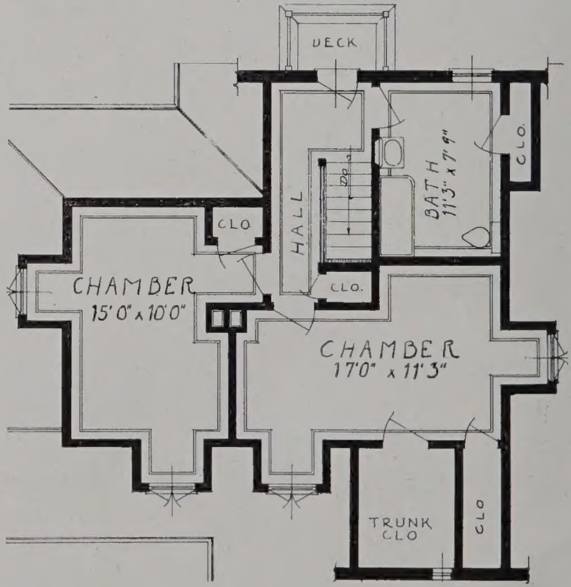


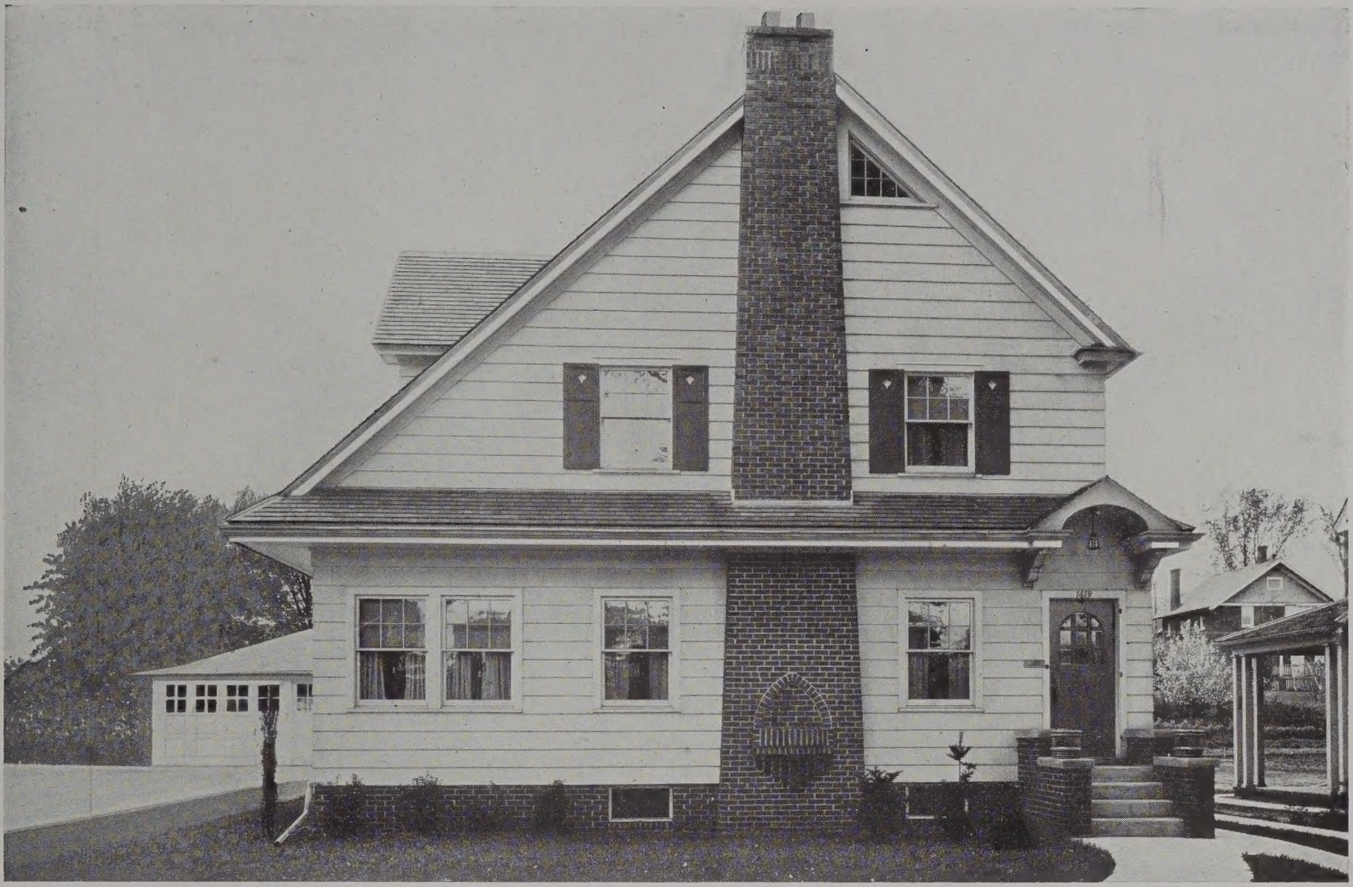
The LAURELHURST (Size 39x33)

Seven Rooms, Two Baths and Solarium

BUILDING a home is generally the biggest single investment of your life. At least you expect greater and more lasting returns than you would from any other investment. As such it deserves thorough study from all angles before the first bit of earth is turned for the foundation.



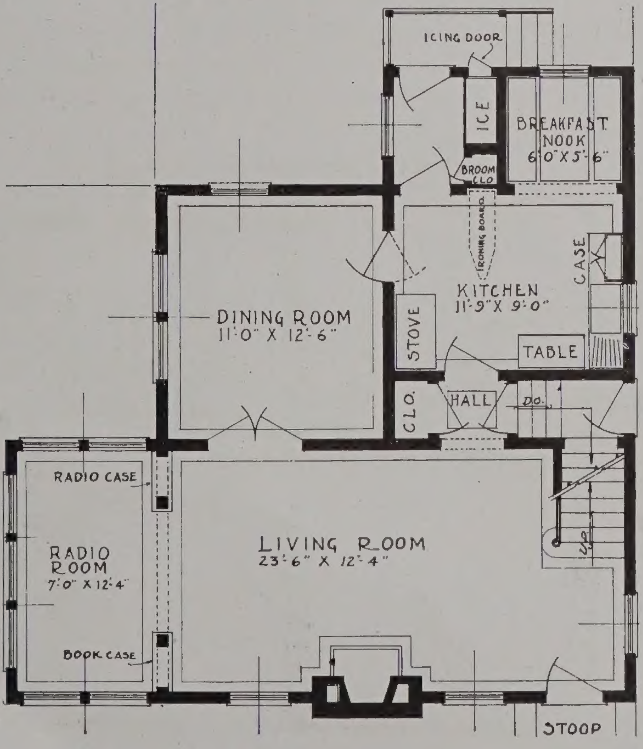




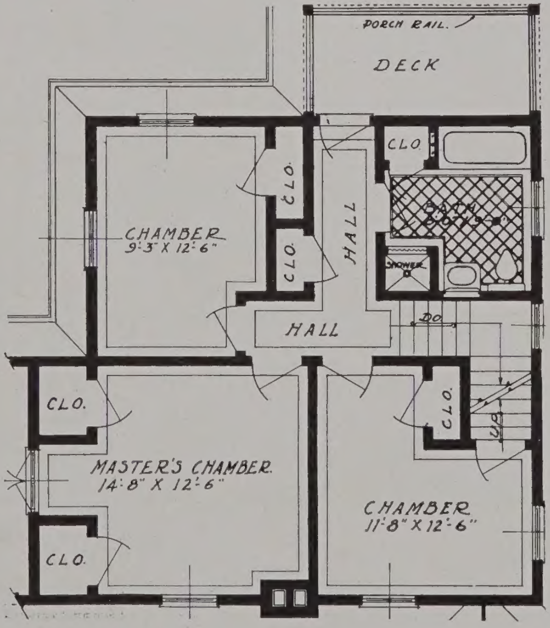
The WARREN (Size 26′ 6″x24′ 9″)

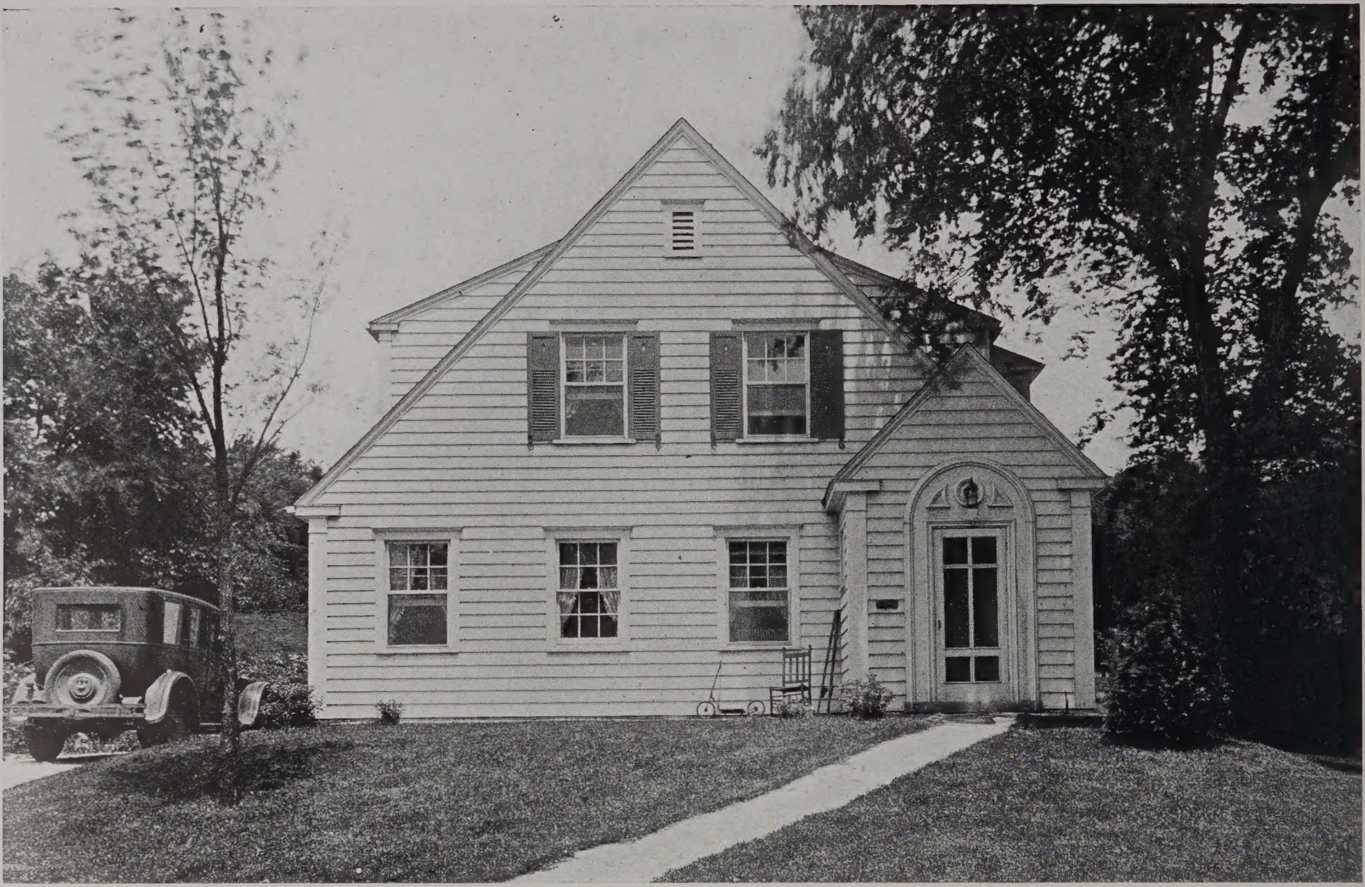
Six Rooms, Bath, Breakfast Nook, Radio Room

A HOME of your own creates a feeling of assurance and independence. It is a big step toward future happiness and success.



Build
a home
that is a
monument
to you
and a credit
to your
community

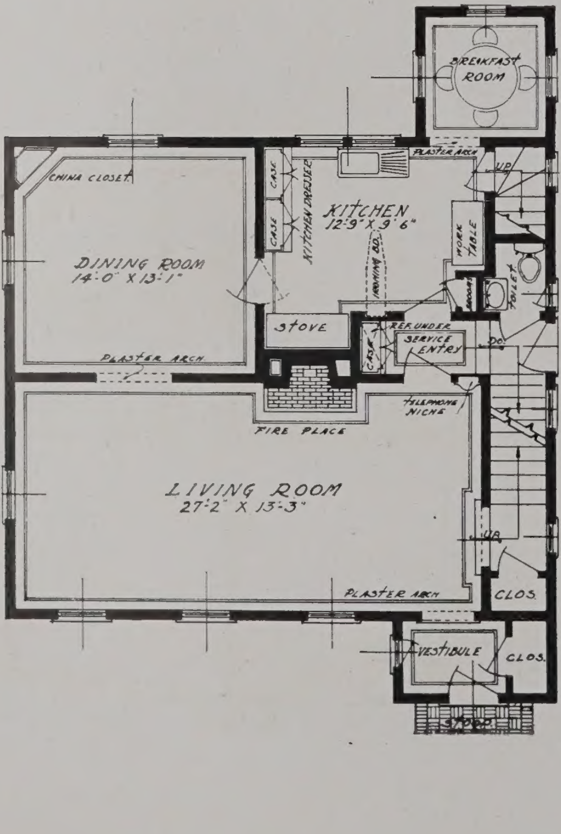




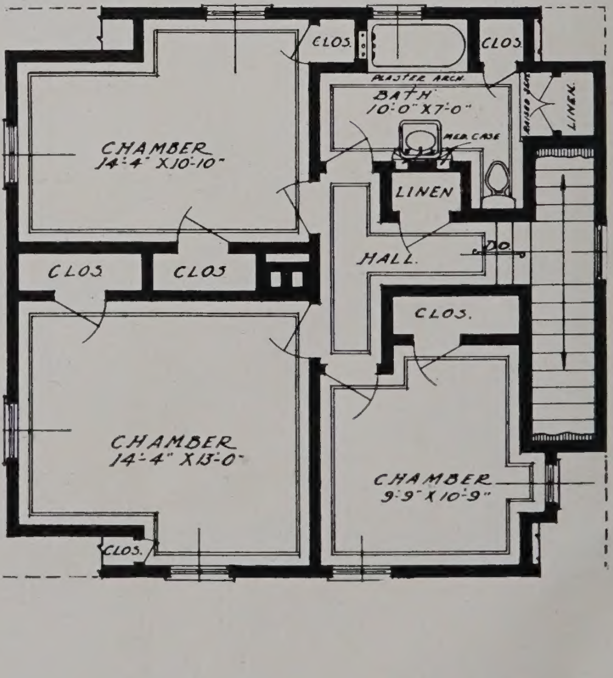
The LYON (Size 31′ 10″ x 27′ 6″)

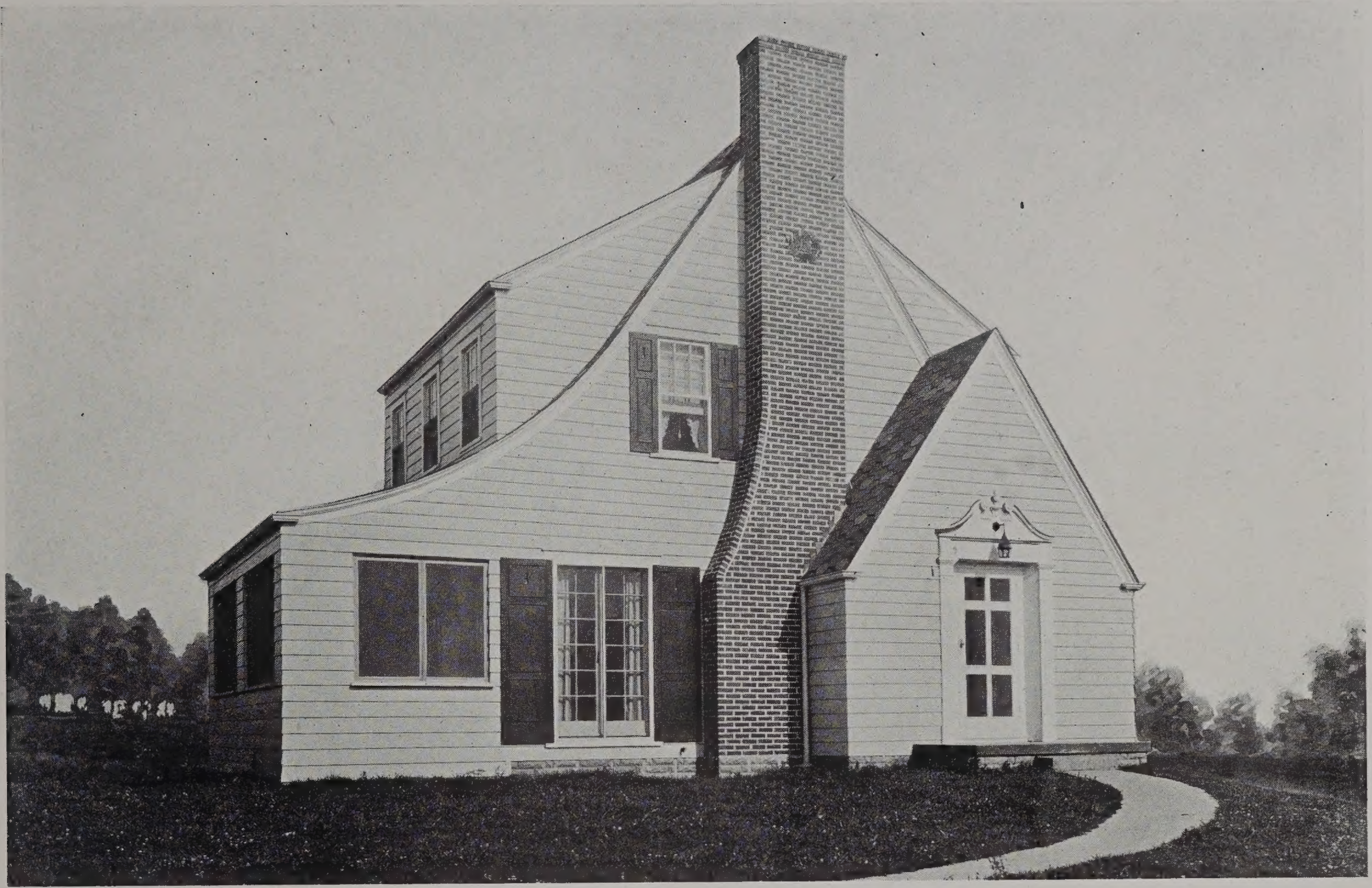
Six Rooms, Bath, Breakfast Room

TO install your wife in a home of her own is a convincing demonstration of your affection and consideration for her comfort and happiness. The earlier you do this, the more convincing it will be to her.



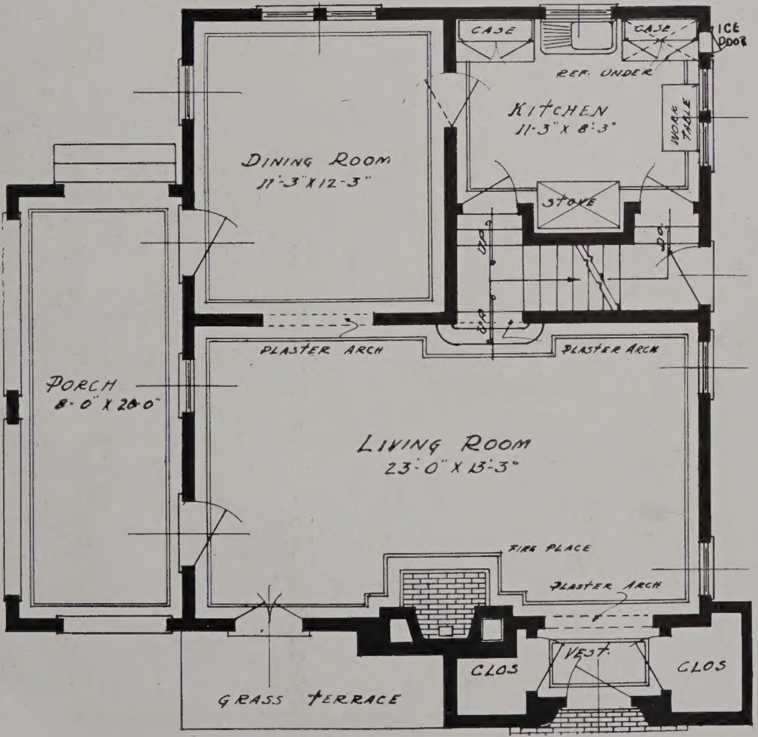
Why experiment with the only home you may ever own? Avoid mistakes by using practical plans.



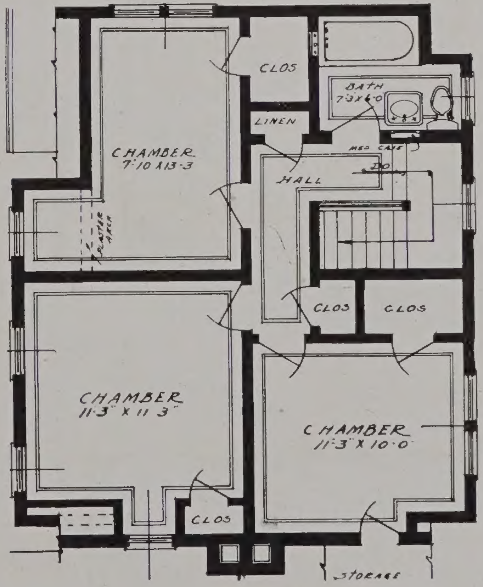


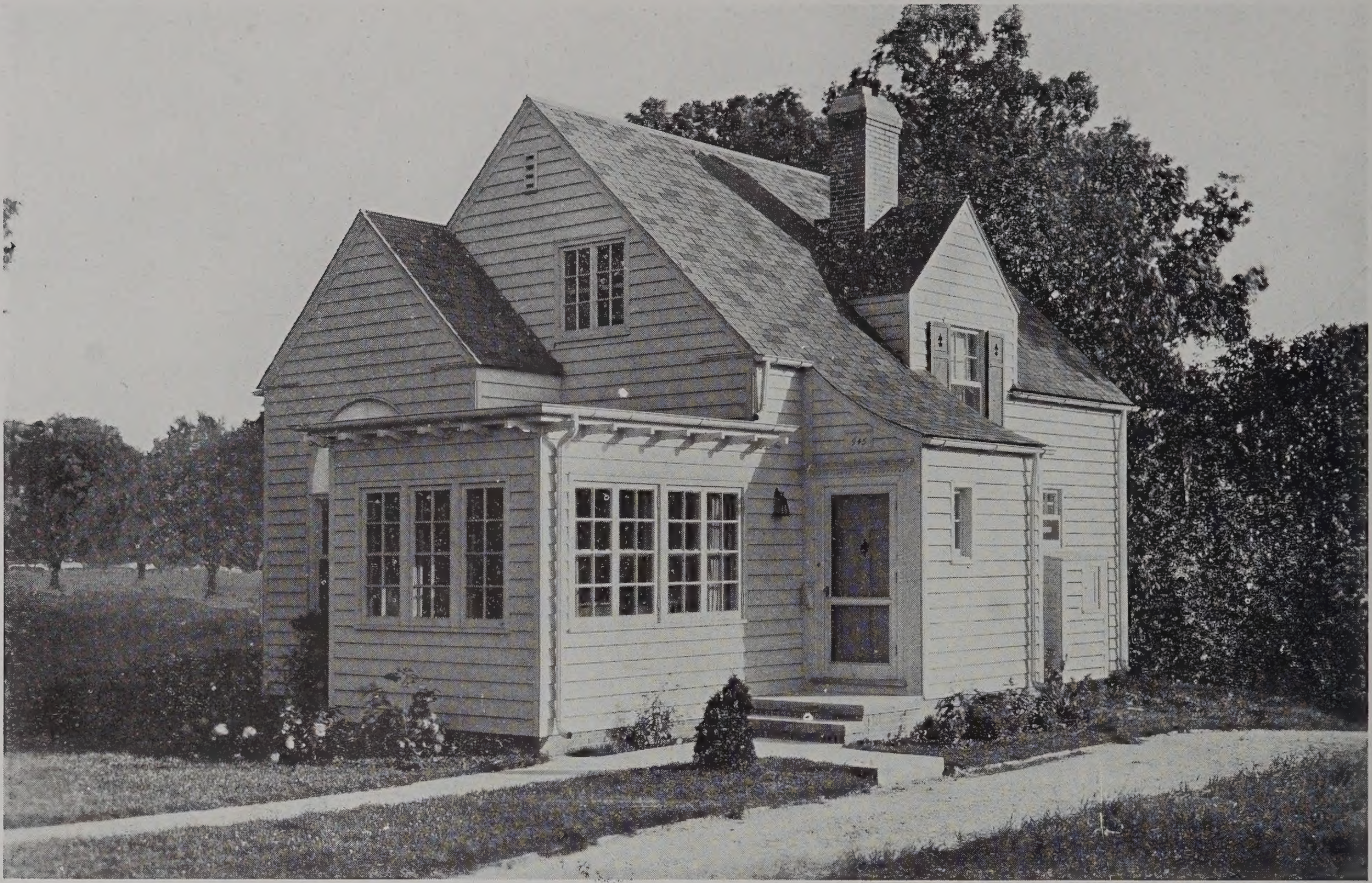
The GLOVER (Size 32′ 6″ x 24′)

Six Rooms, Bath and Sun Porch



A HOME of your own brings into your life an absorbing interest that will call out the best there is in you, organize your abilities and energies and set them to work.

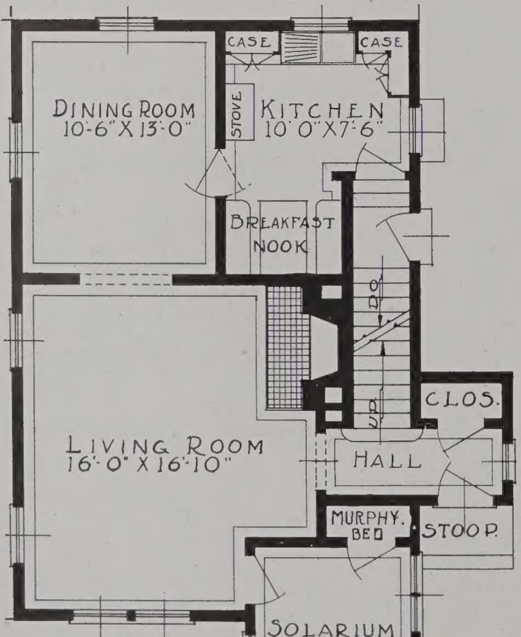




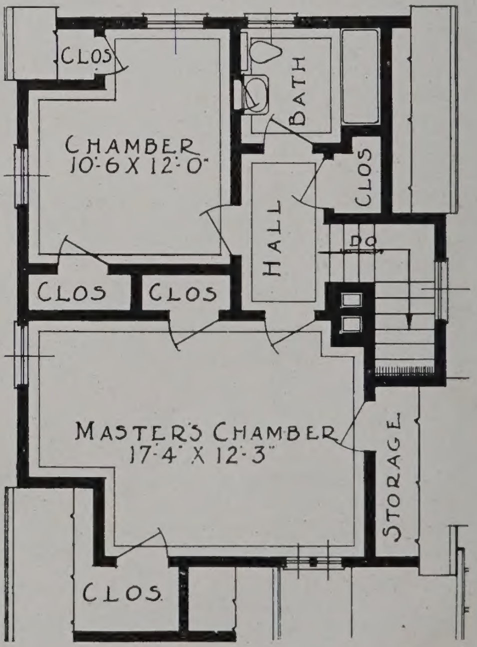
The ELGIN (Size 22x32)

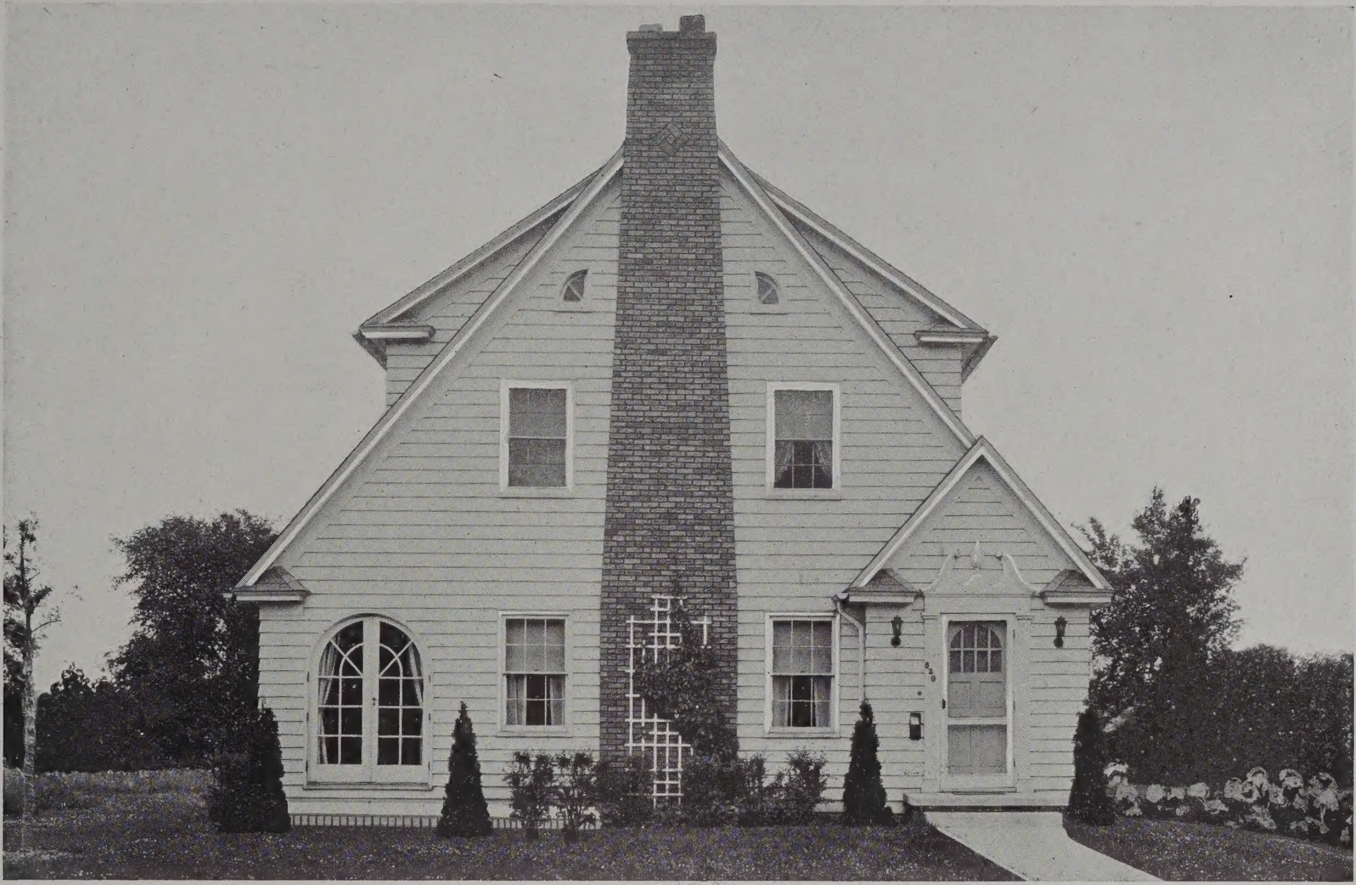
Five Rooms, Bath, Solarium and Breakfast Nook

PUTTING off building a home of your own means that you are losing every day. Losing the money you pay out for rent, and losing the comfort and happiness a home of your own alone can give you.



Start to build right at the very beginning - - - When you are first planning your house.

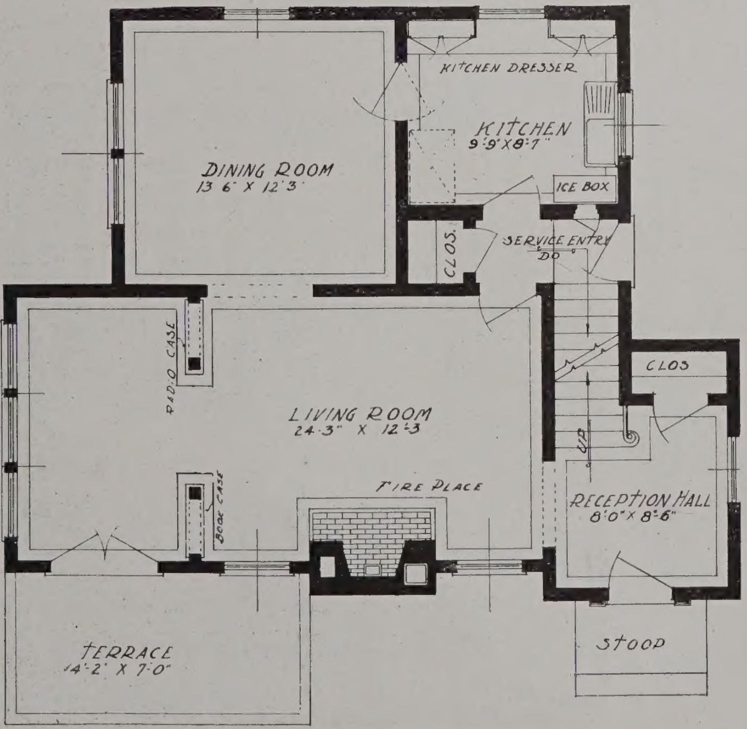


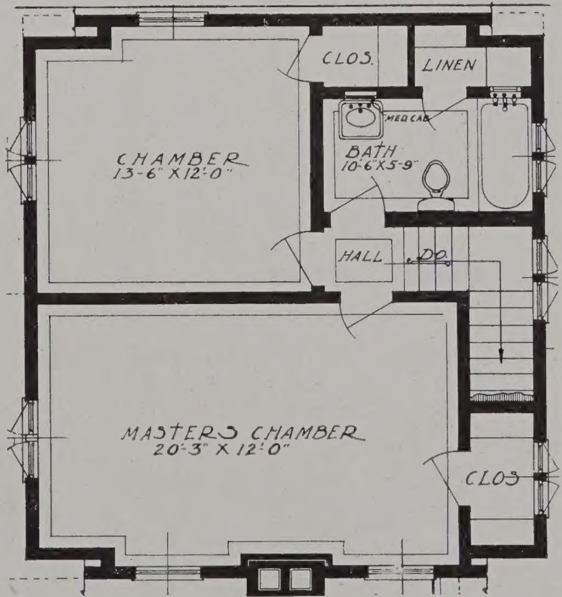


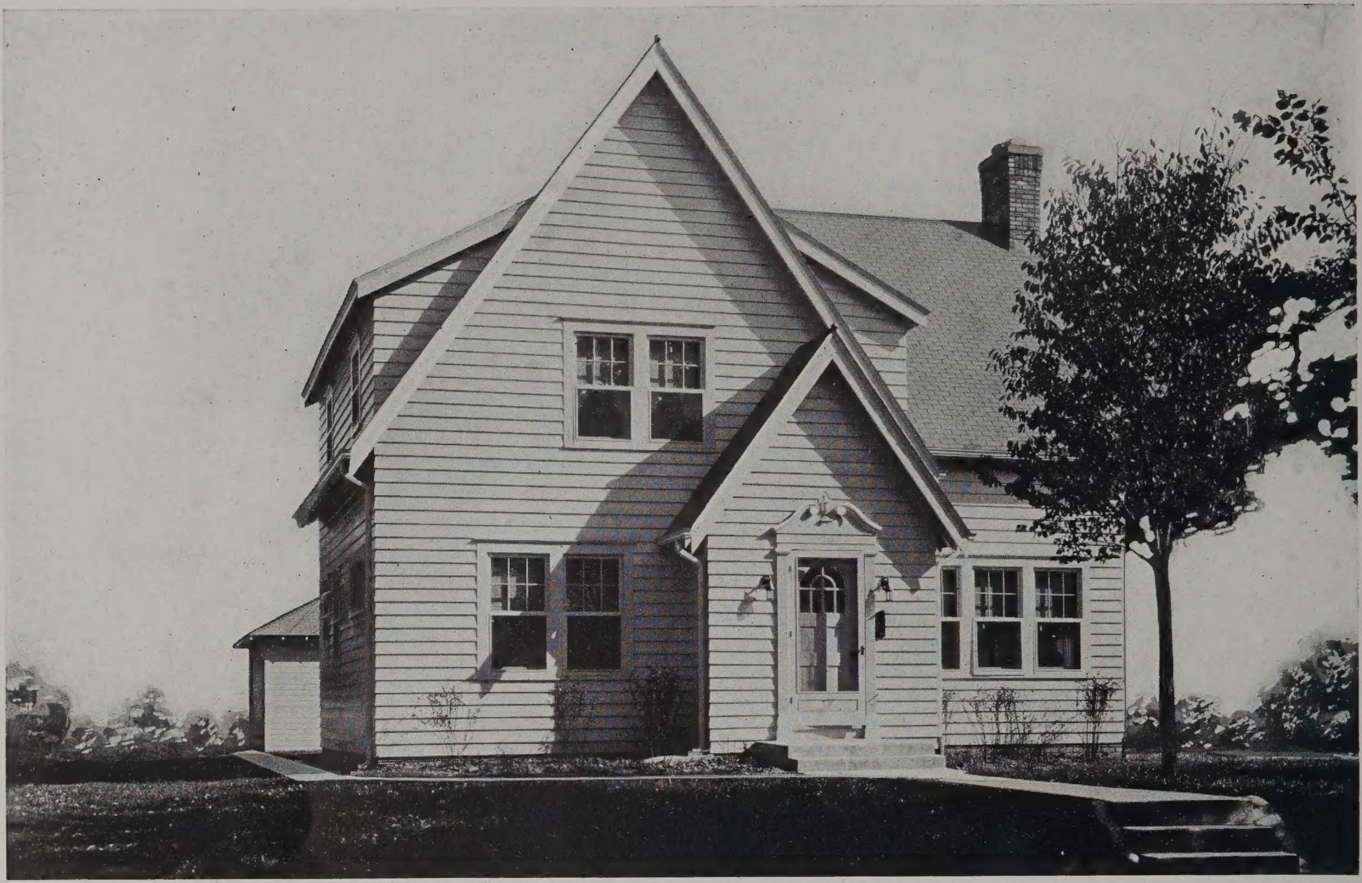
The ETON (Size 26x24)

Five Rooms and Bath

A HOME of your own is the best investment you can make—in dollars and cents and in genuine lasting satisfaction and endless joy and happiness.

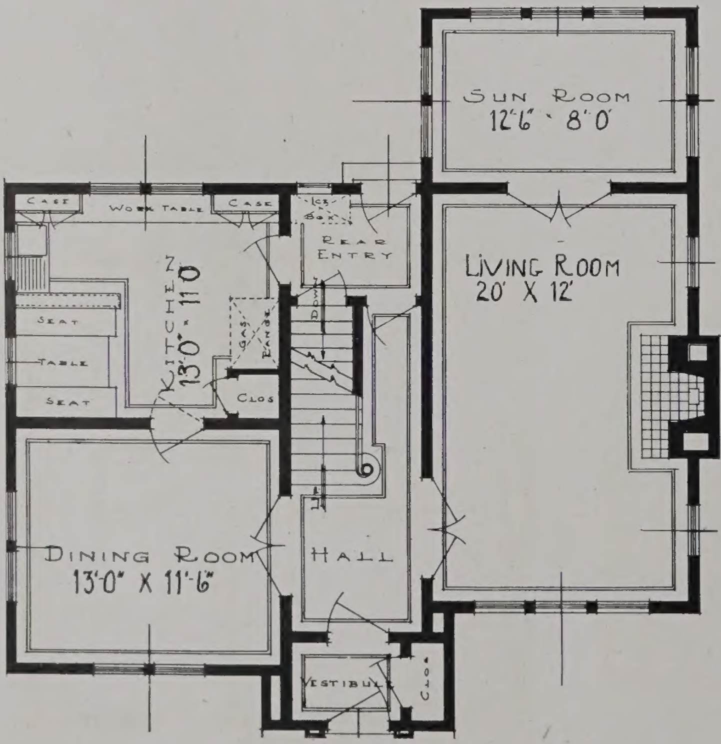




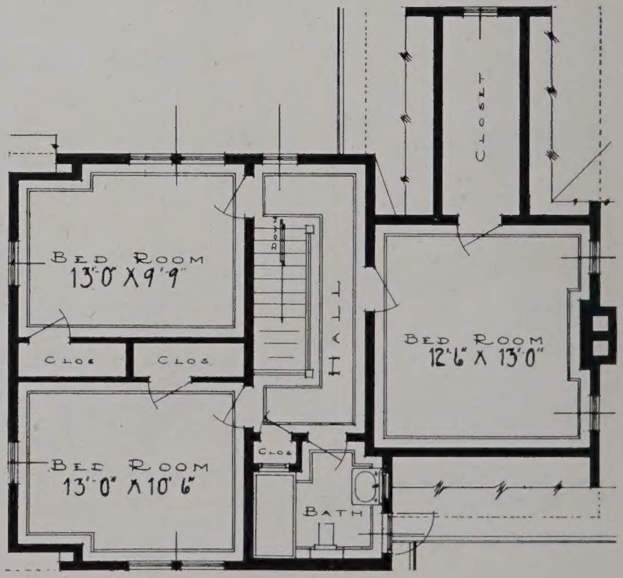


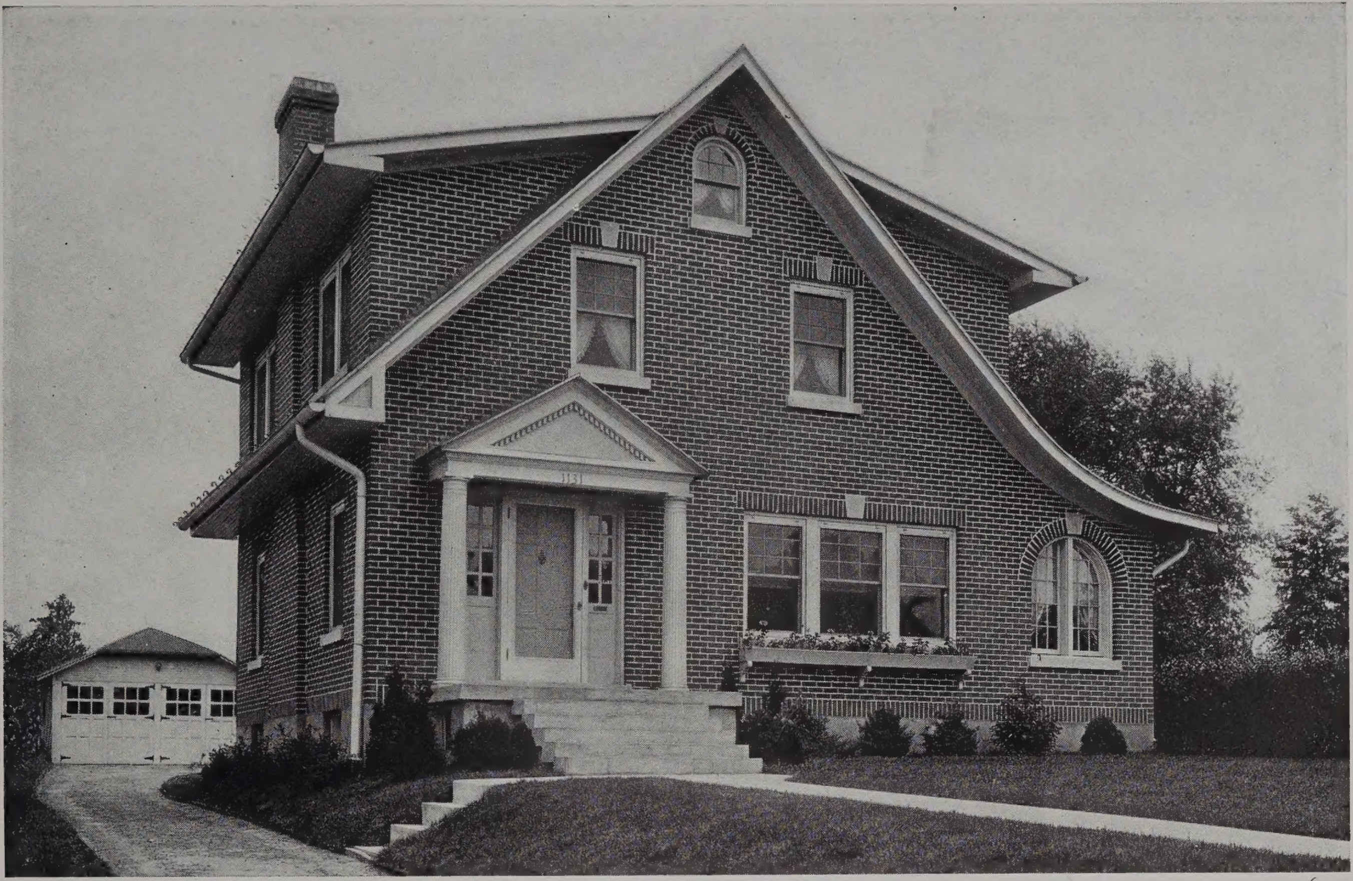
The BRIGHTON (Size 34x24)

Six Rooms Bath, Breakfast Nook and Sun Parlor



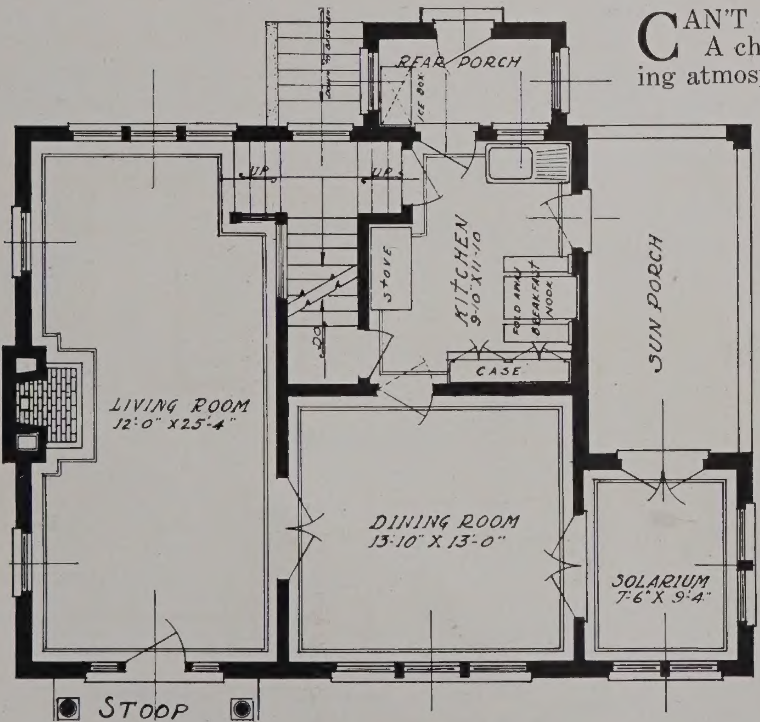
WHEN you build your own home you have a real home, built by you and for you—the result of your own endeavor and not a second-hand product of another's ideas.



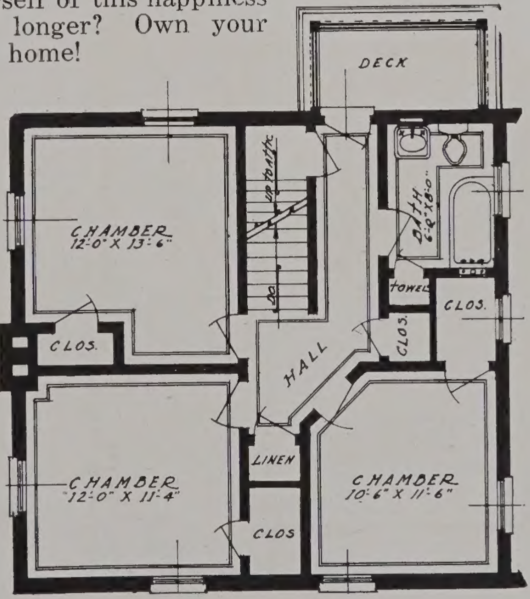


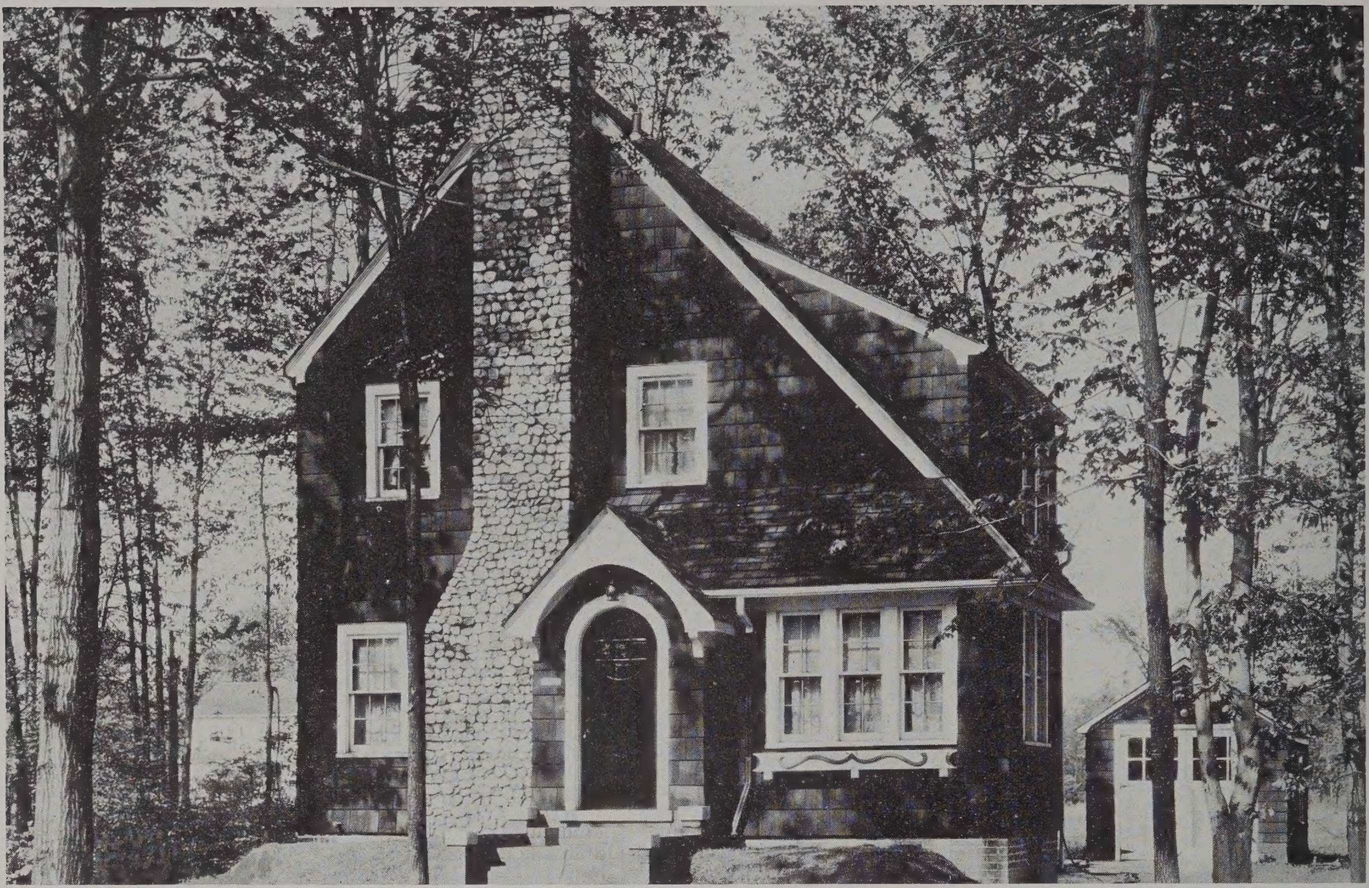
The HATHAWAY (Size 36x27)

Six Rooms, Bath, Breakfast Nook and Solarium



CAN'T you picture yourself in the "HATHAWAY"? A cheerful, comfortable place with a real welcoming atmosphere where you can find relief from the work and worry of everyday life. Why deprive yourself of this happiness any longer? Own your own home!

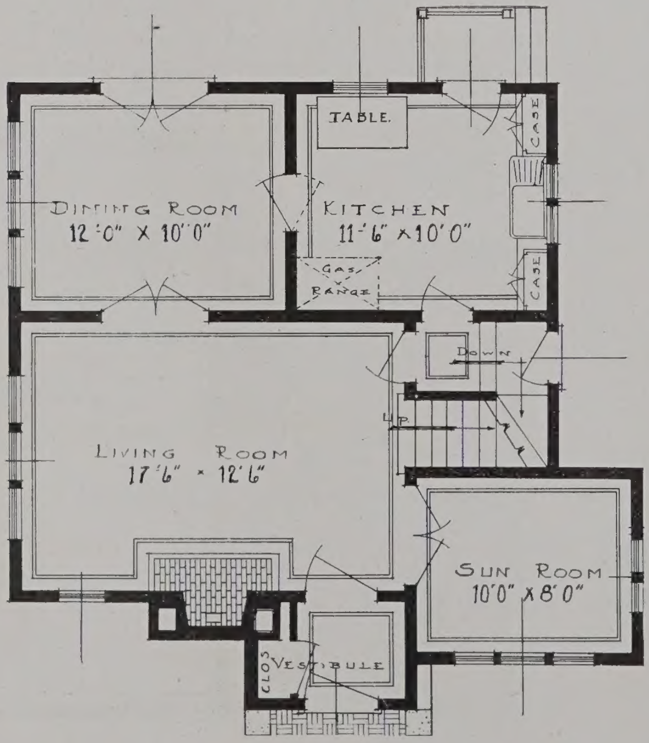




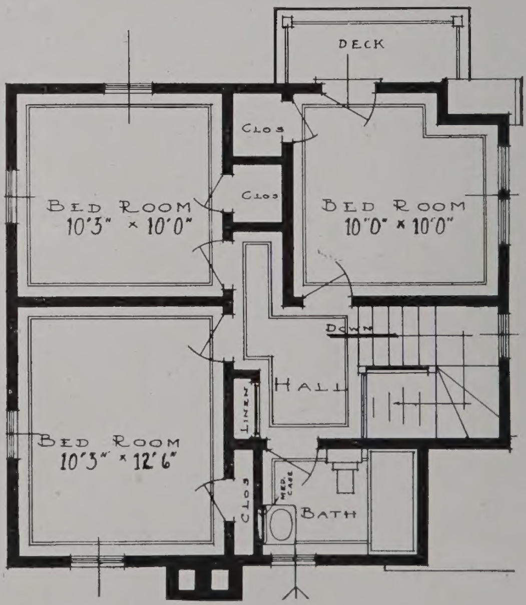
The HILLSBORO (Size 25x24)

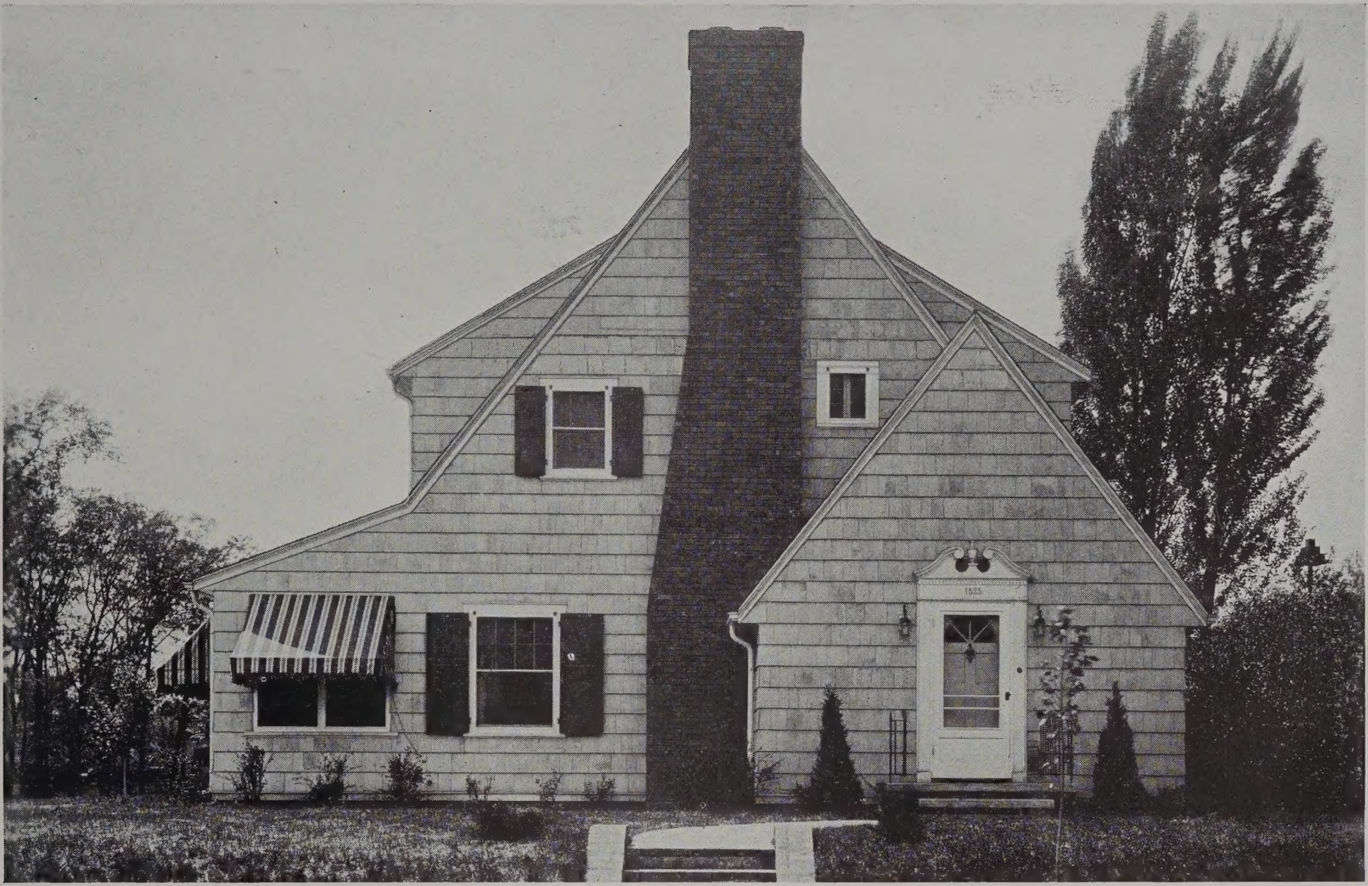
Six Rooms Bath and Sun Parlor

THE man who owns his home has a happy sense of security. He will invest his hard earned savings to improve the home he owns. He will develop it and defend it. No man ever worked for or fought for a boarding house.



Our plans insure economical construction and prevent costly errors

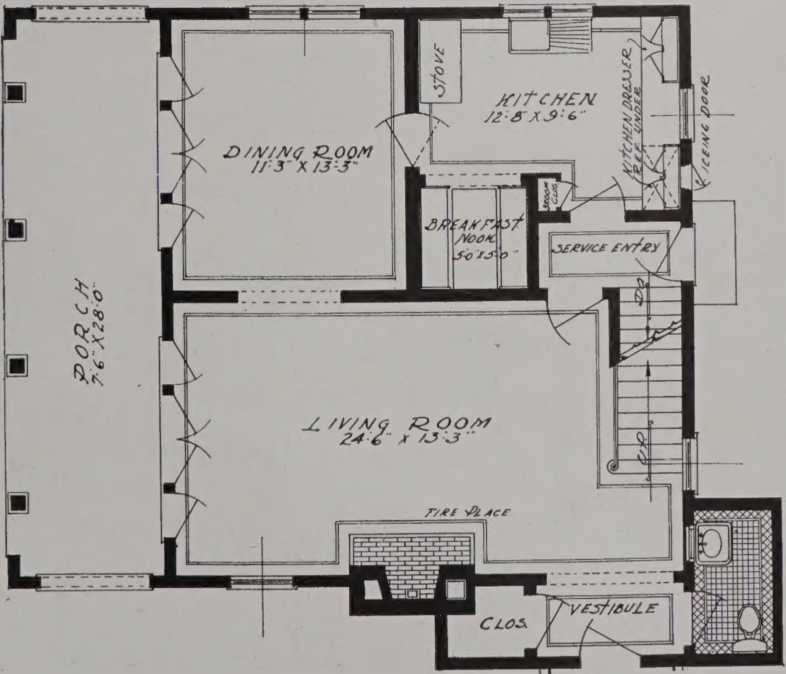


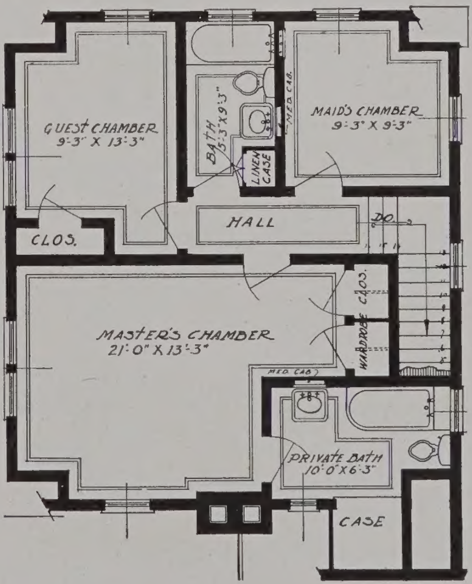


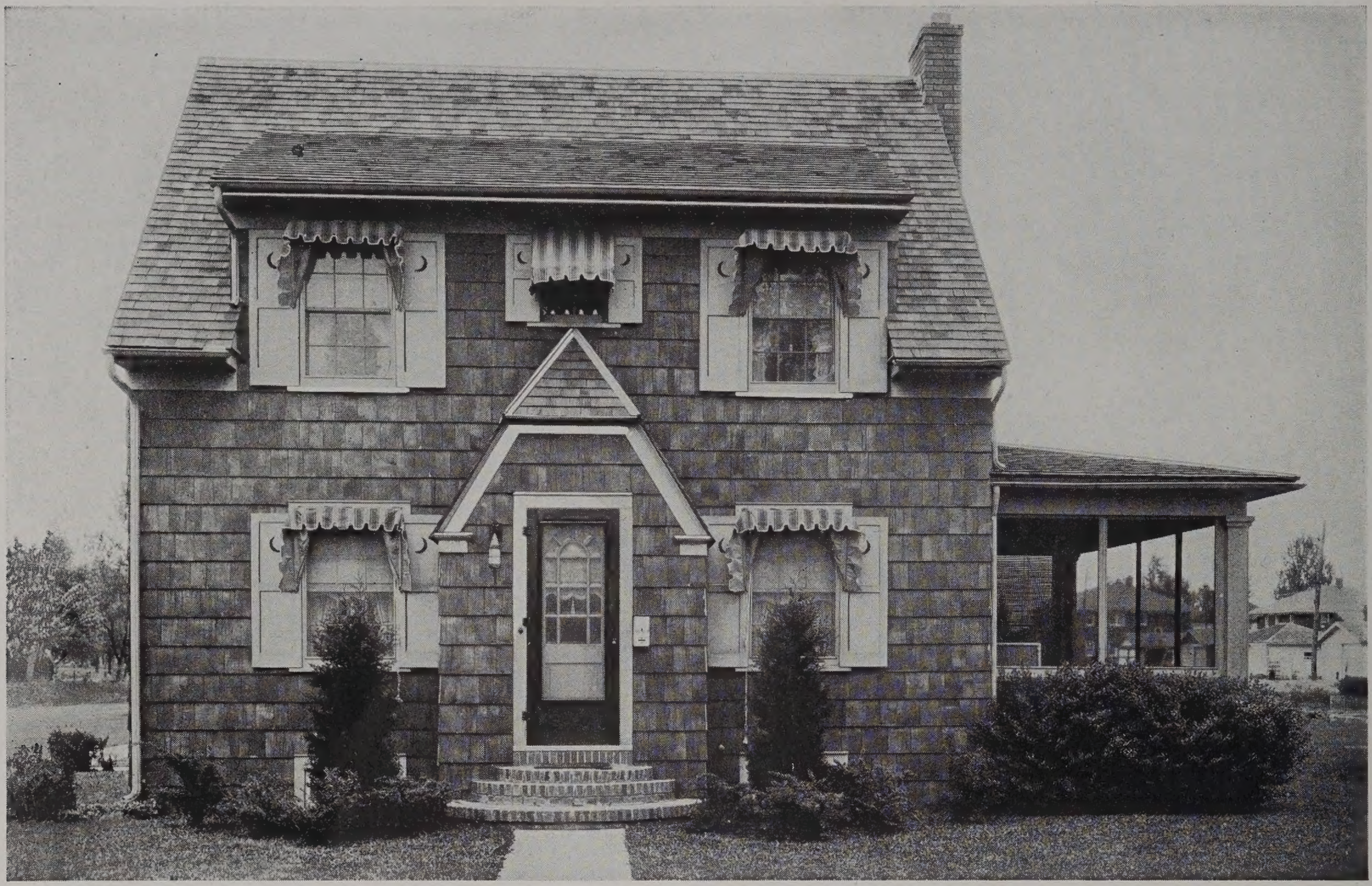
The WILLOUGHBY (Size 33x28)

Six Rooms, Bath and Breakfast Nook

EVERY homebuilder adds another unit to the stability and strength of the nation; just another guarantee for the safety and well-being of his own community.

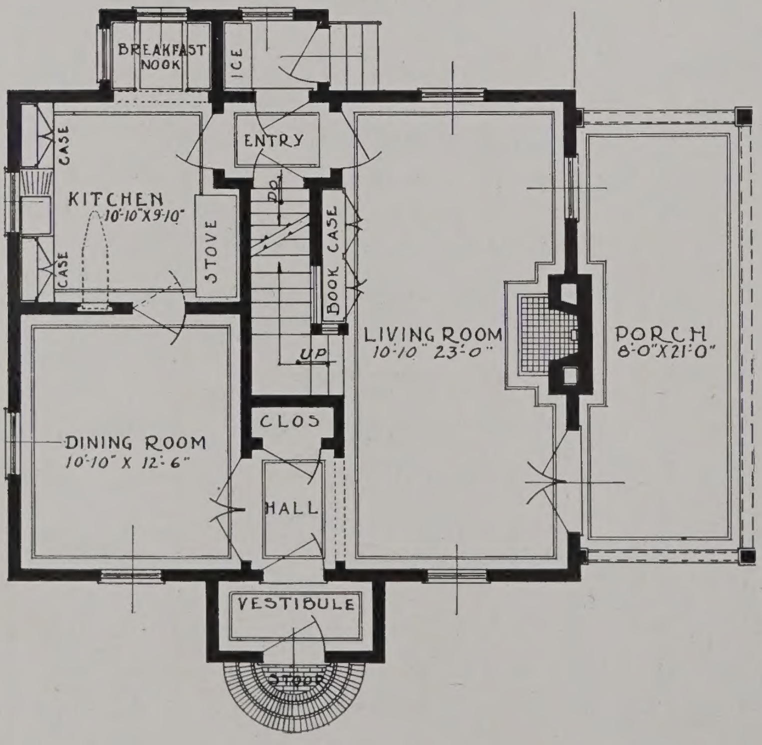




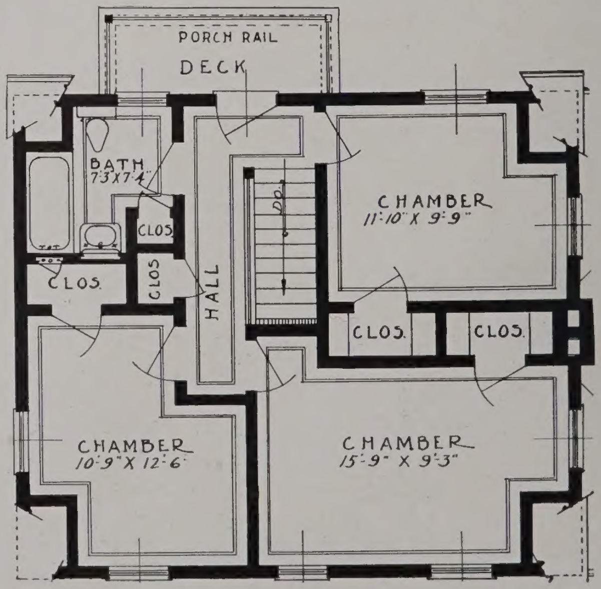


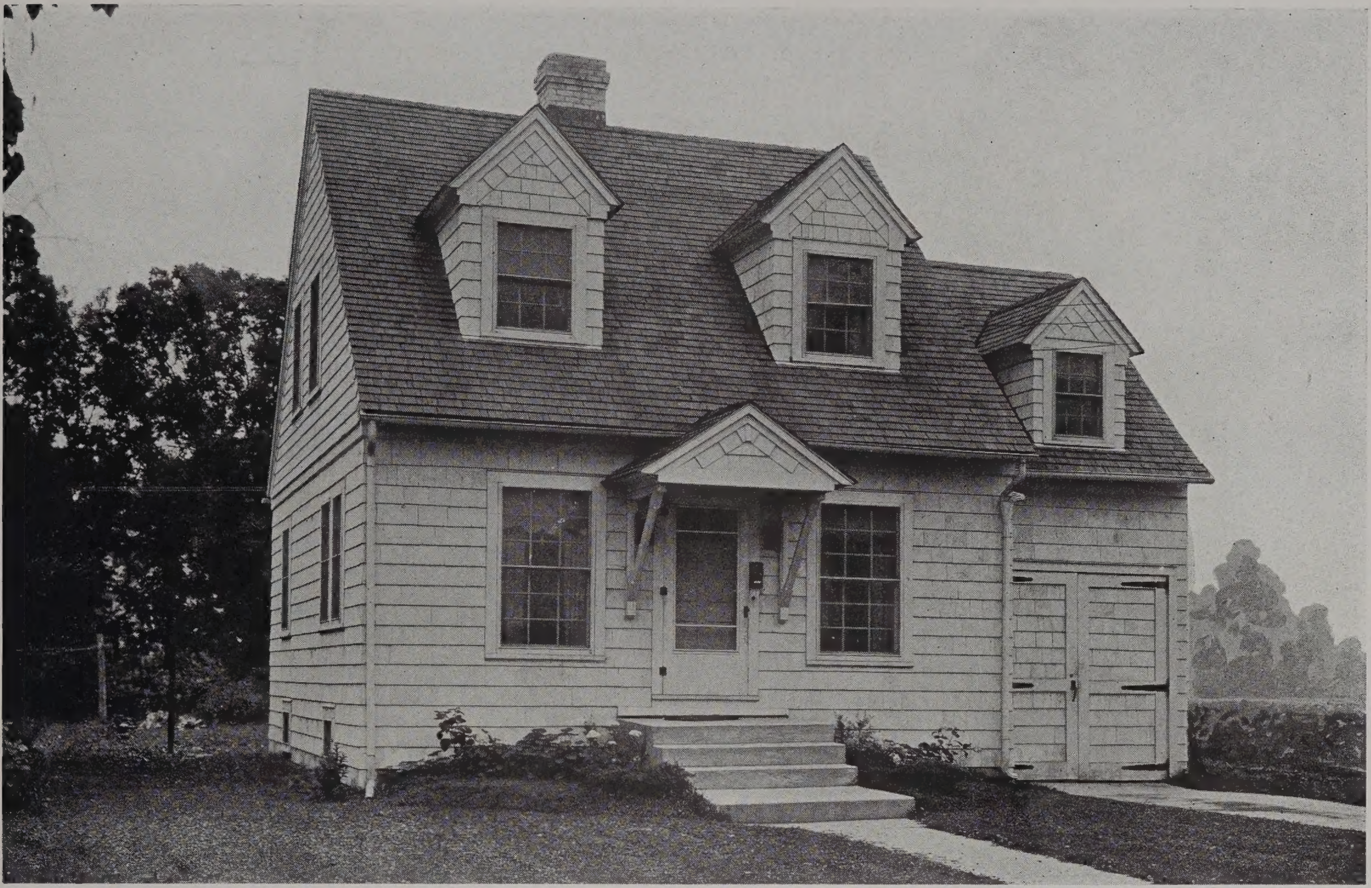
The AVON (Size 28x24)

Six Rooms, Bath and Breakfast Nook



HOME building is a business—the business of saving and investing money for safe, sure returns. And it nets you a profit just as any other business should.



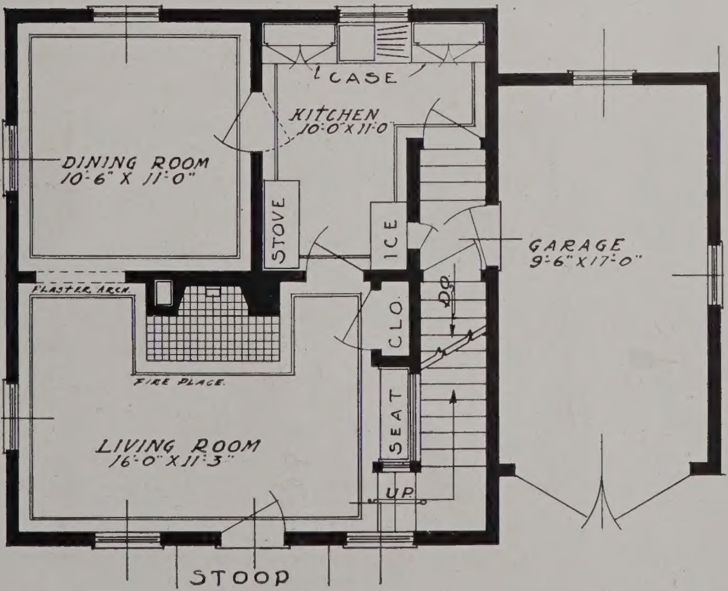


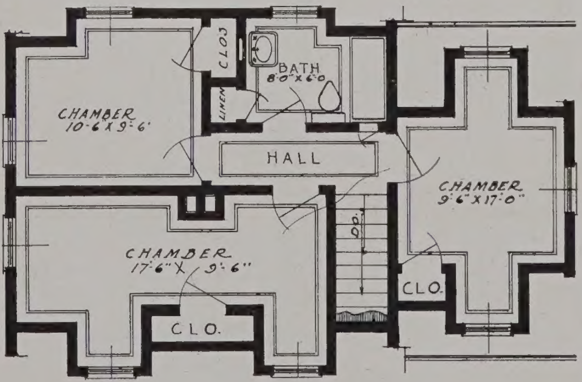
The ROCHELLE (Size 32x24)

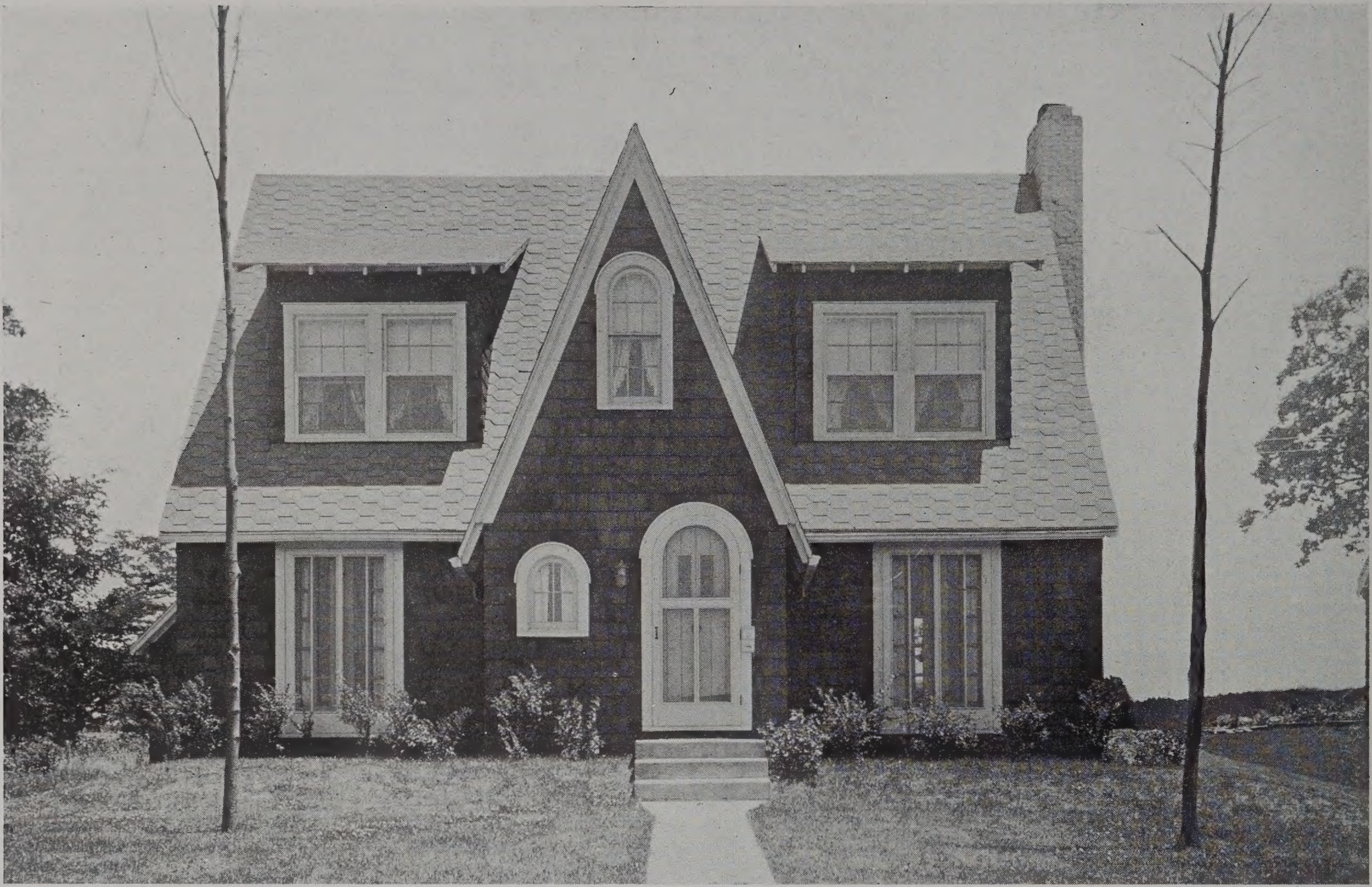
Six Rooms, Bath and Garage

HOME-OWNERSHIP, today, is comparatively easy for the man who has the will and determination to own his own home. True it entails sacrifice and hard work, but anything worthwhile is worth working for.

The plans shown in this book are the result of years of study of home-builders needs.



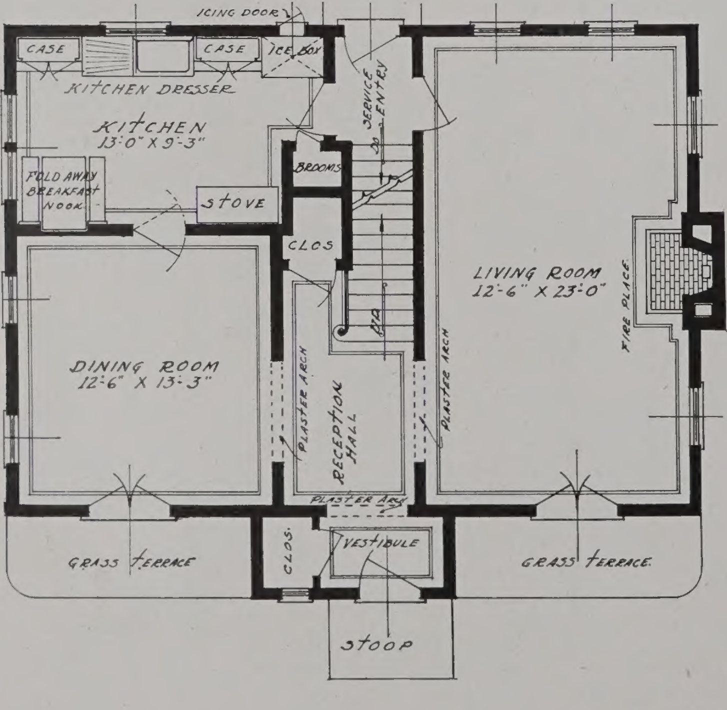


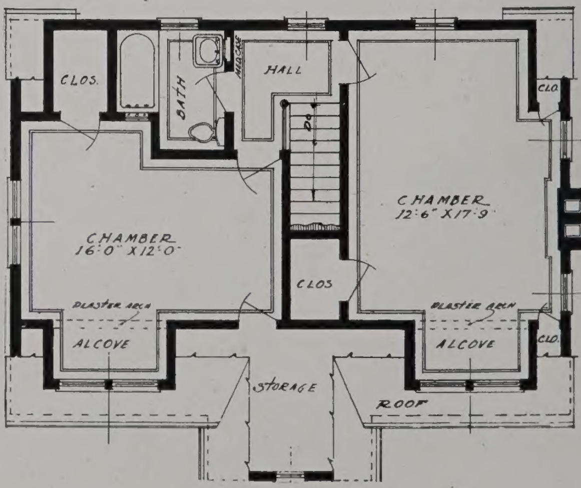


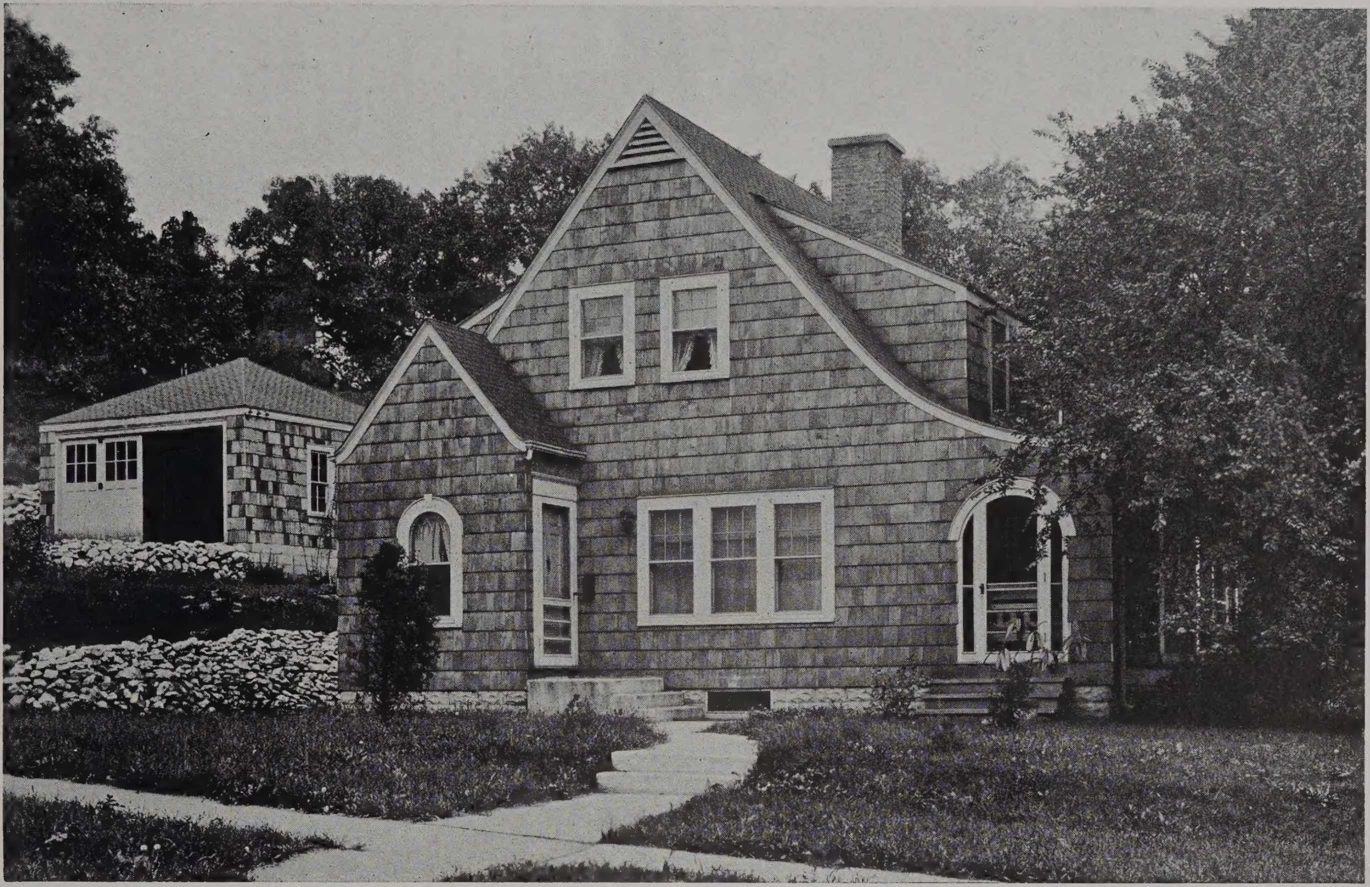
The CHESLEY (Size 34x24)

Five Rooms, Bath and Breakfast Nook

WHEN you build a home of your own you are paving the way for a new life of happiness and contentment, and every cent that you expend brings one hundred per cent of that deep-seated satisfaction which comes only from the knowledge of home-ownership.

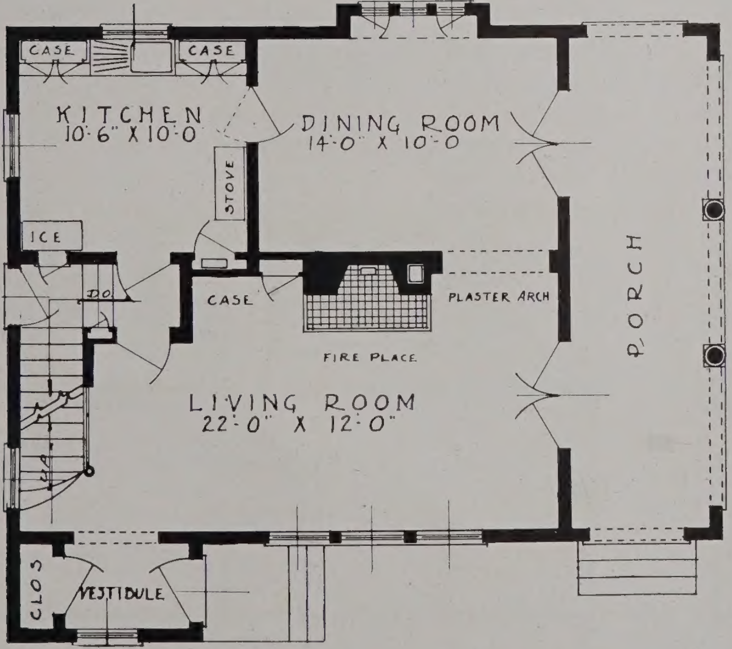




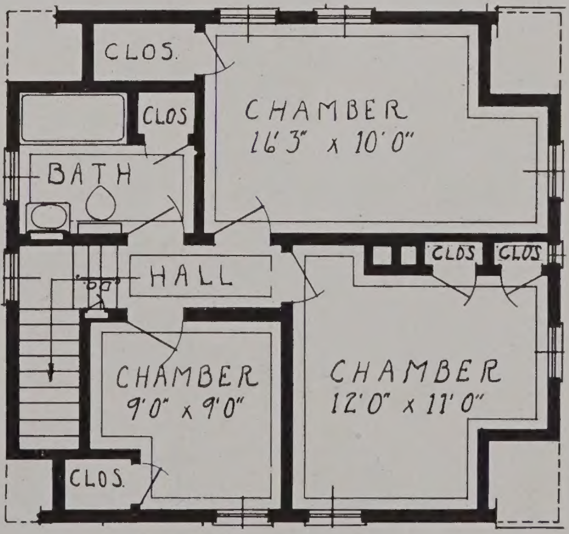


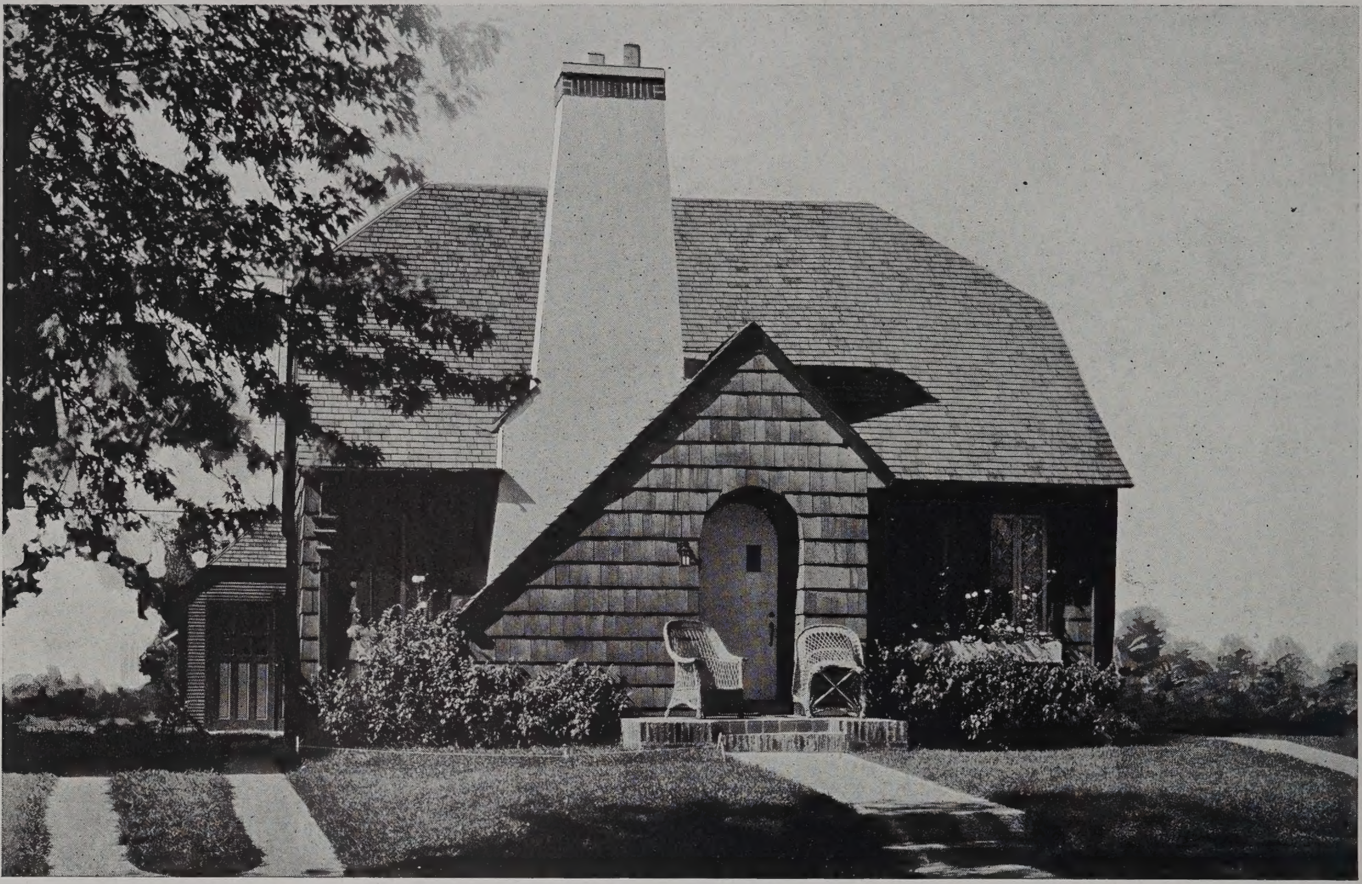
The WAVERLY (Size 26x24)

Six Rooms, Bath and Porch



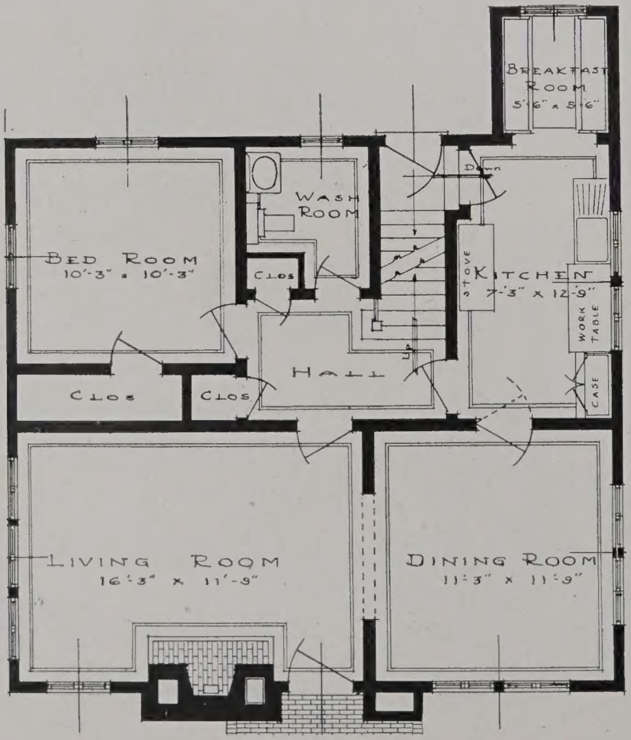
BUILDING your own home is a step toward success. Employers readily recognize the greater stability, dependability and efficiency of the home owner.



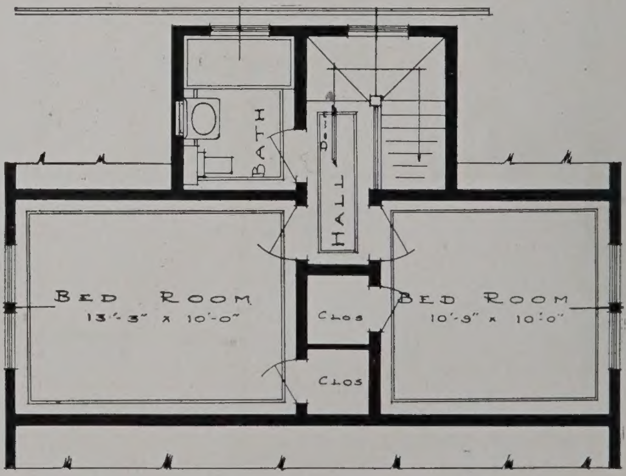


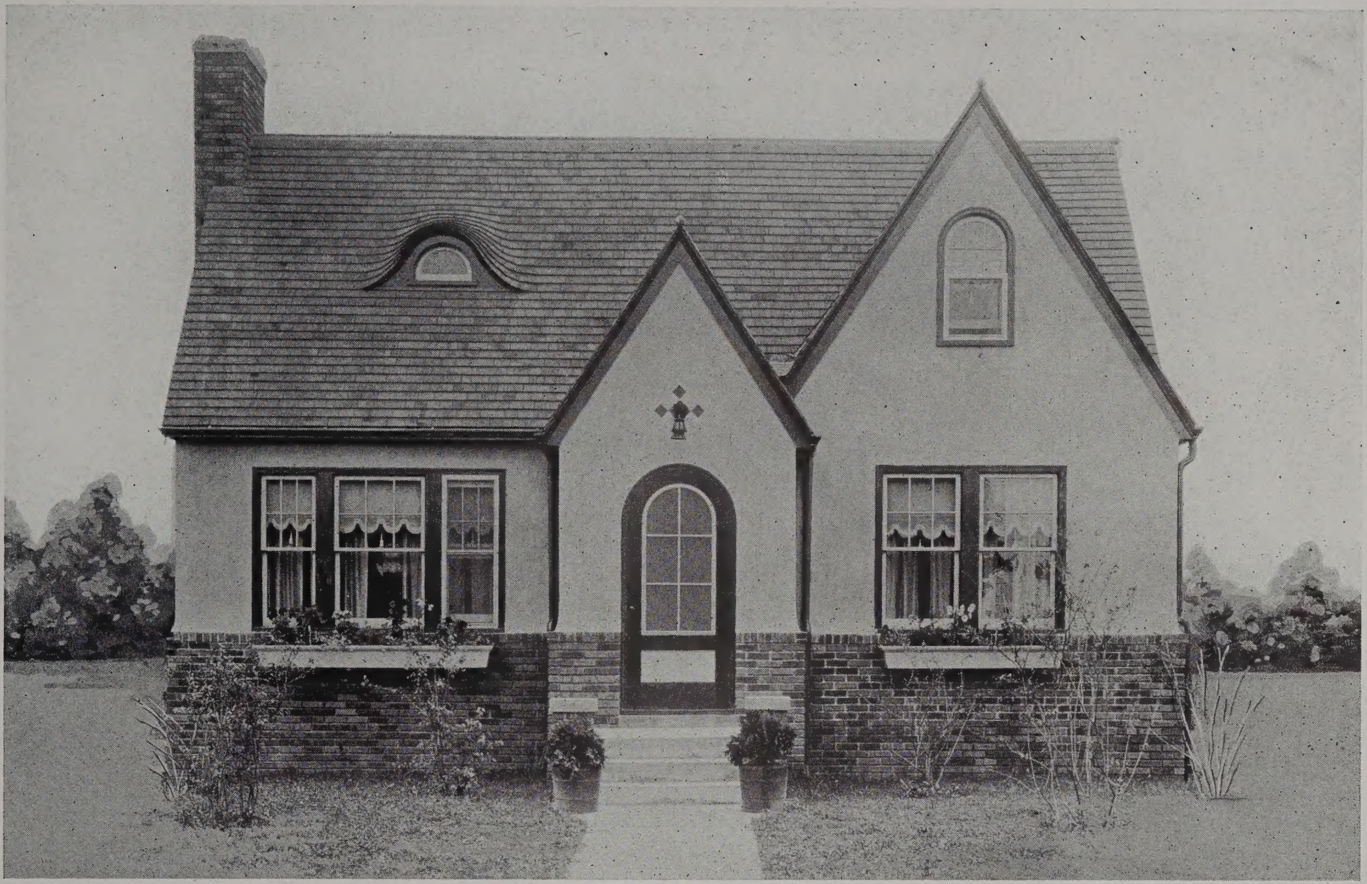
The STANTON (Size 29x26)

Six Rooms, Bath and Breakfast Room



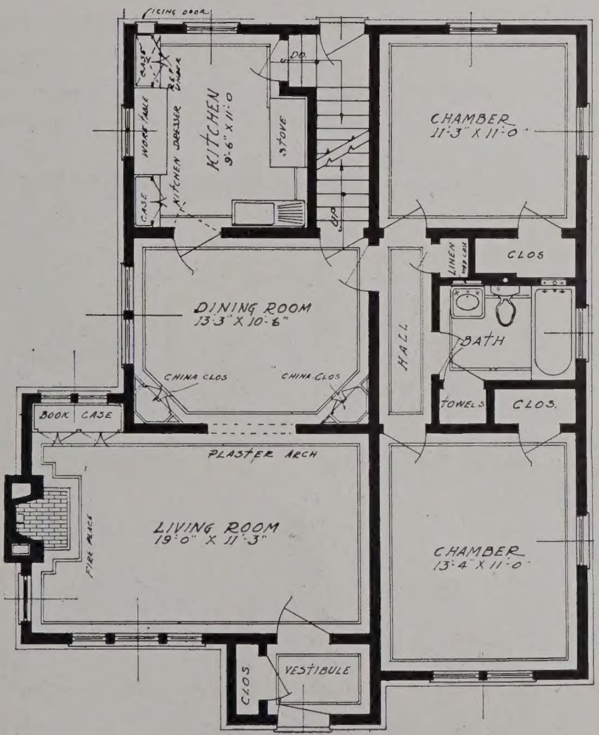
NO man can acquire that deep-seated love and affection for a rented house which is naturally developed for a home of his own. There is little incentive to care for and beautify a place belonging to another. But with your own home everything you do to increase its beauty and charm adds to your own happiness a hundredfold.





The ROSELAND (Size 26x37)

Five Rooms and Bath

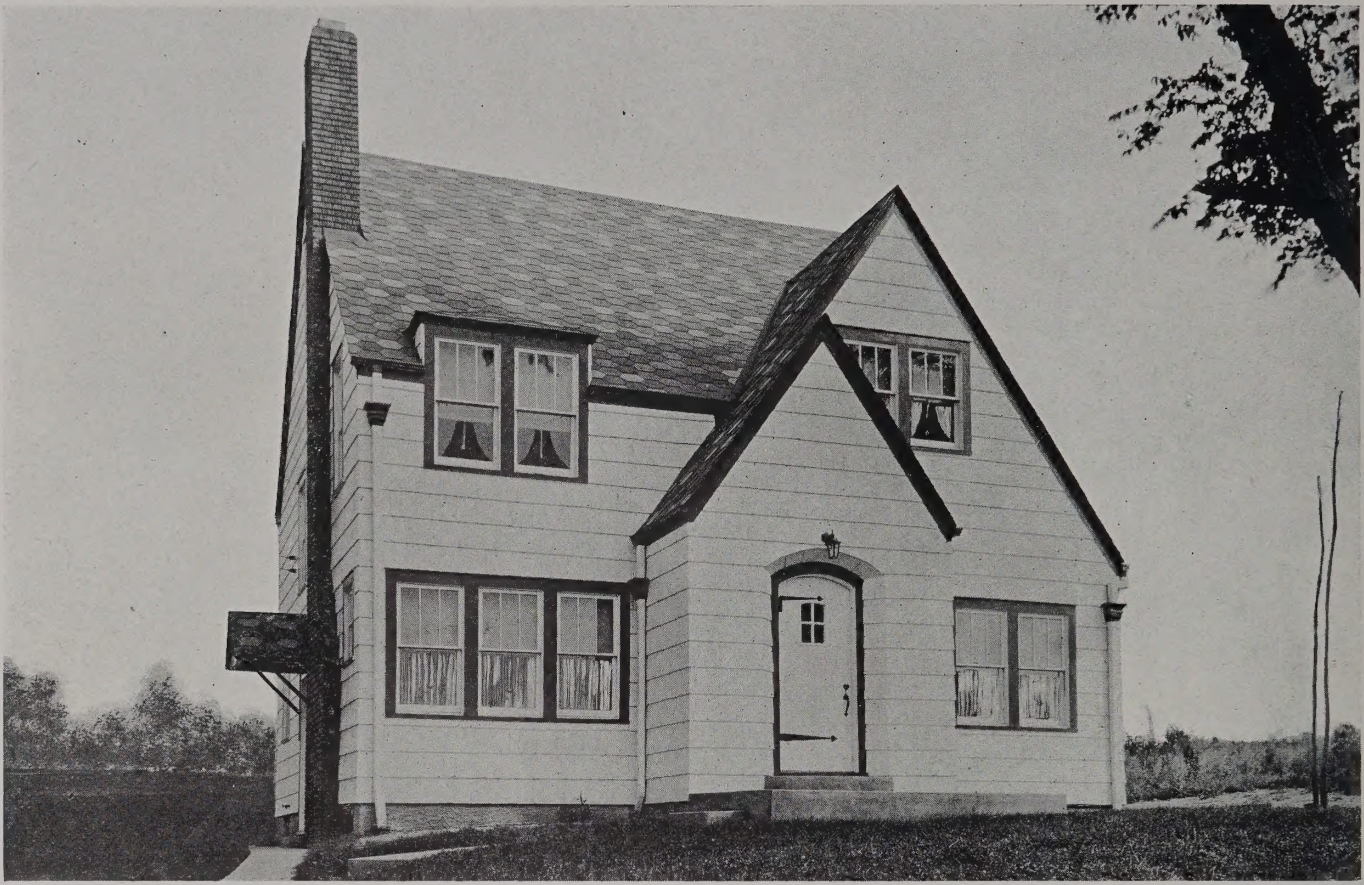


WHAT are your childhood memories? A happy recollection of pleasant home life, the peaceful calm security of the owned home? Do you have a smooth memory of fast friendships with childhood playmates, happy hours spent in the innumerable magic pastimes of childhood?

Or is yours the memory of a child in the rented home? Not a strong, firm, closely-knit memory but a confused recollection of different homes, different neighborhoods, different playmates; friendships made and broken by the continual shifting from house to house.

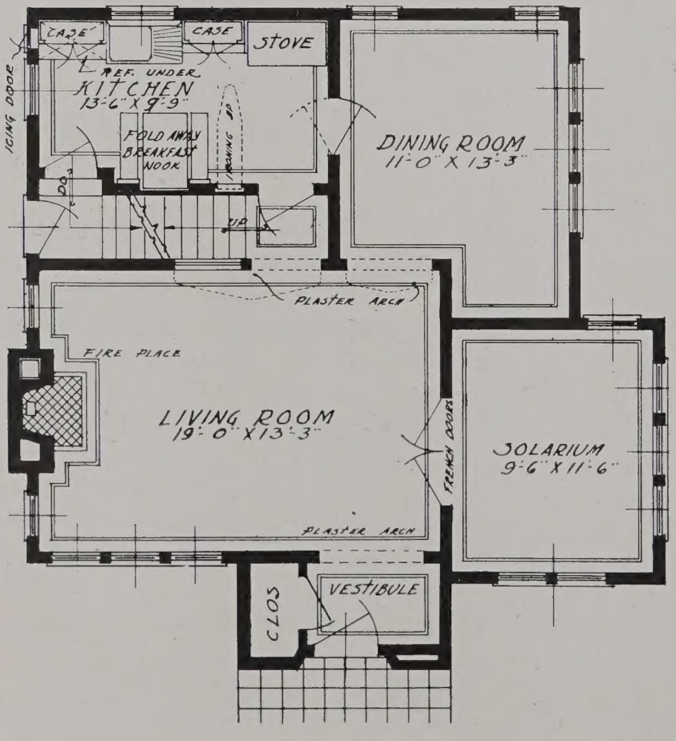
Which is the childhood you wish your children to have? Wouldn't you prefer to give them the advantages that only the owned home can give? Wouldn't you prefer that they grow to manhood and womanhood in the solid, permanent environment of a place which they truly can call "HOME"?

The choice lies with you. But if you wish to safeguard the present and future happiness of your children, don't delay longer—build now!

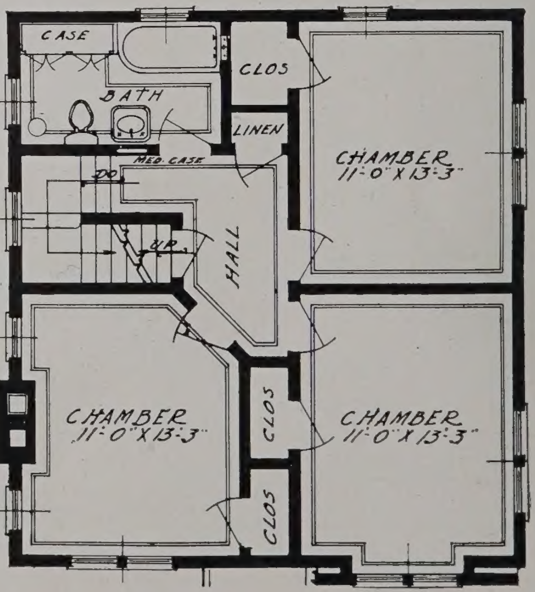


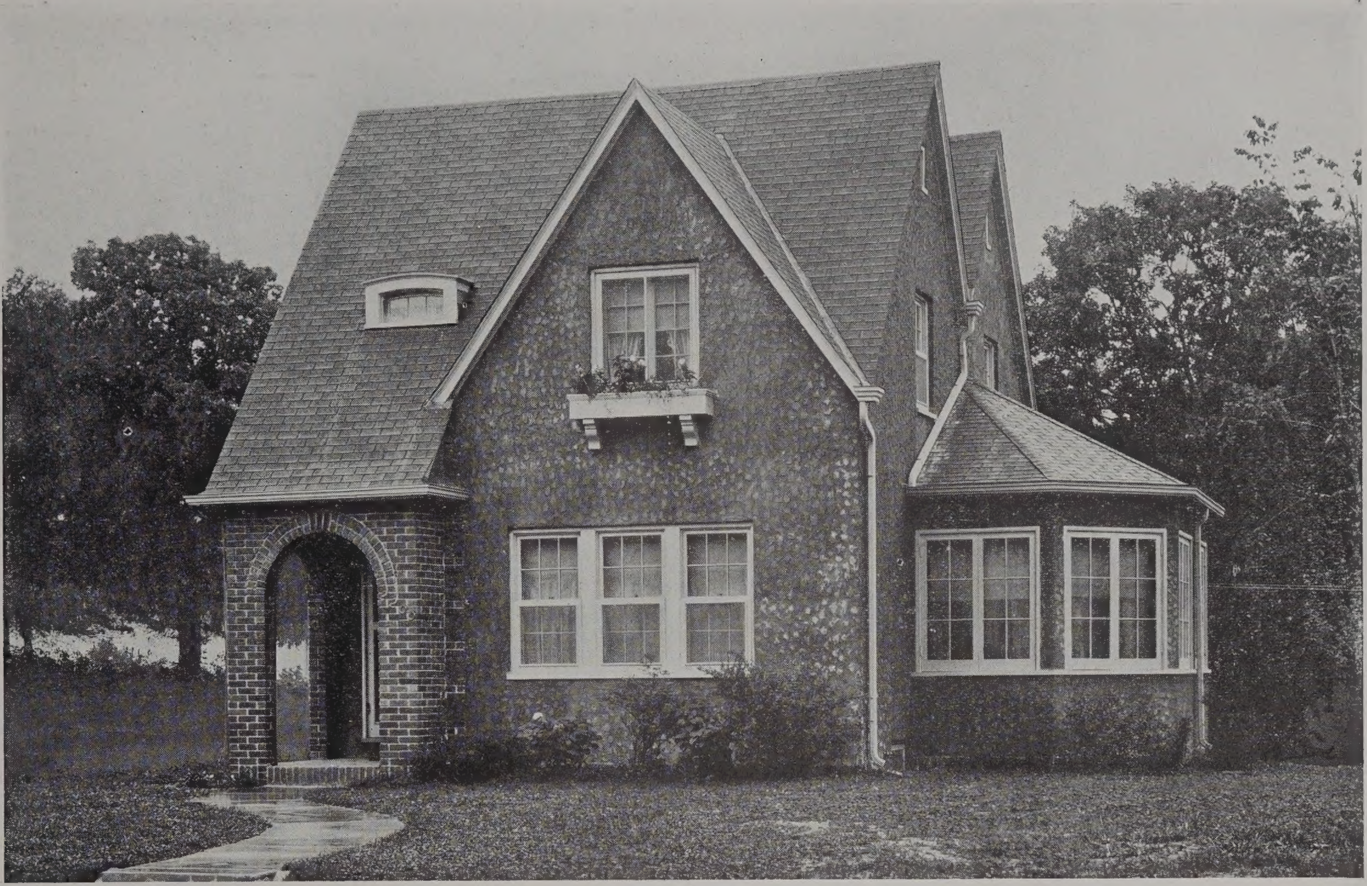
The MARION (Size 26x28)

Six Rooms, Bath, Breakfast Nook and Solarium



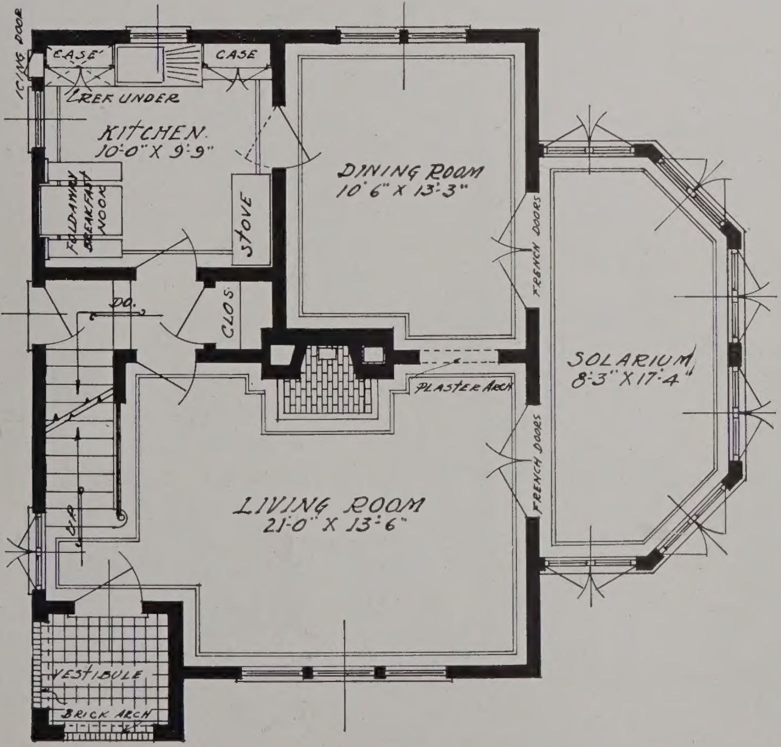
ONE of the rewards of home-ownership is the knowledge that no matter what may happen to you your loved ones are protected by the home you have built for them.



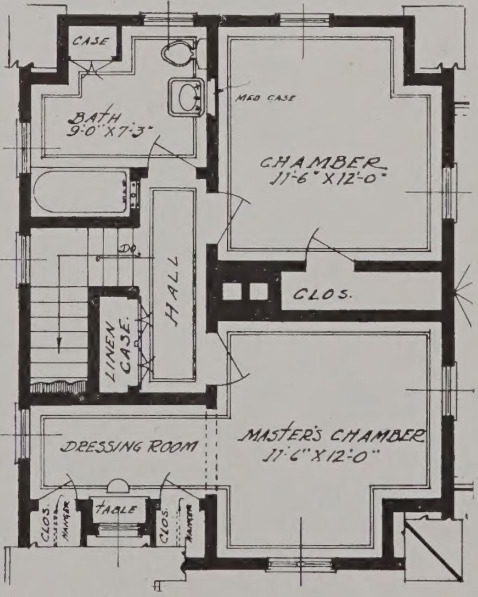


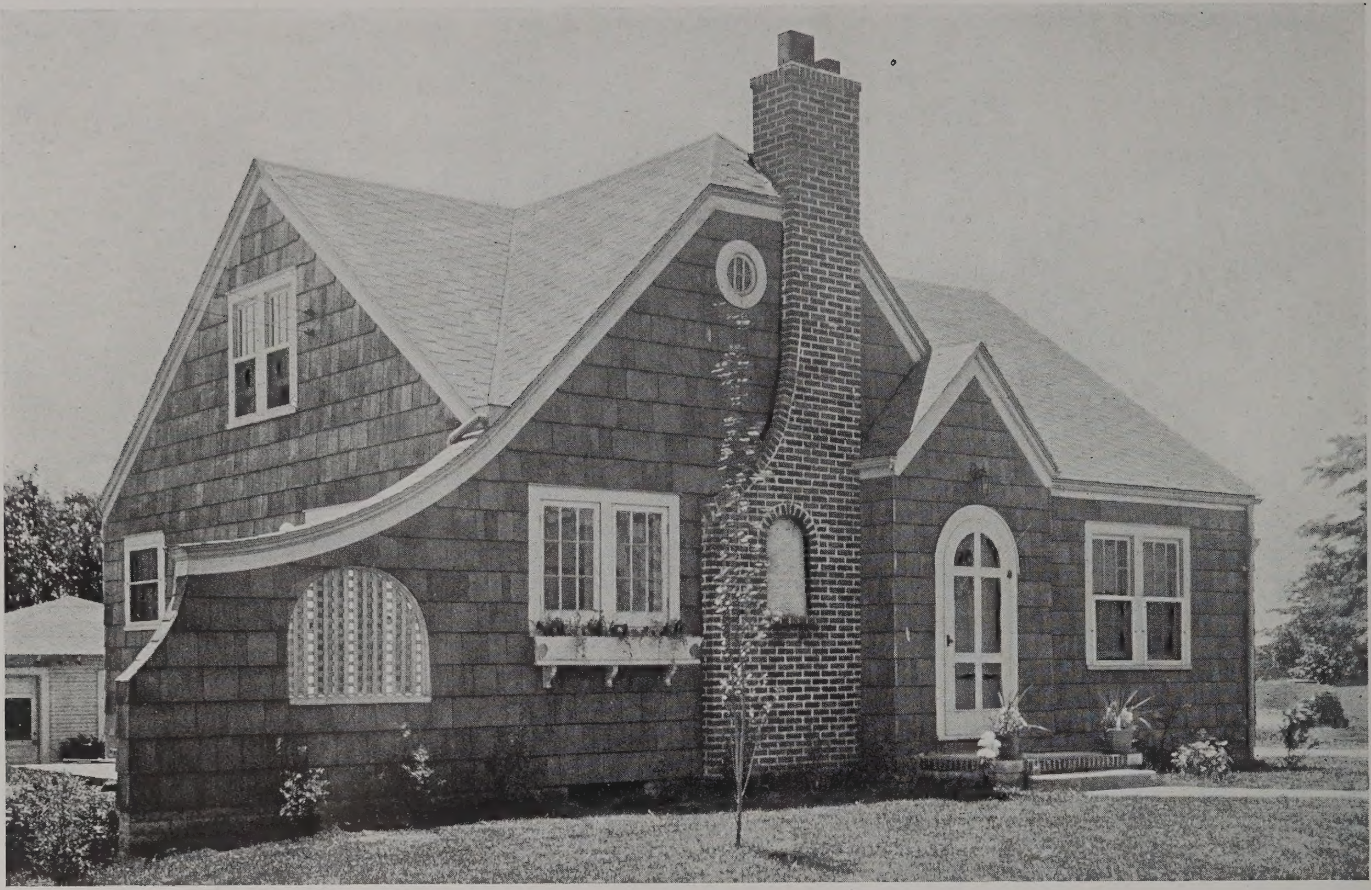
The MANCHESTER (Size 22x28)

Five Rooms, Bath, Breakfast Nook and Solarium



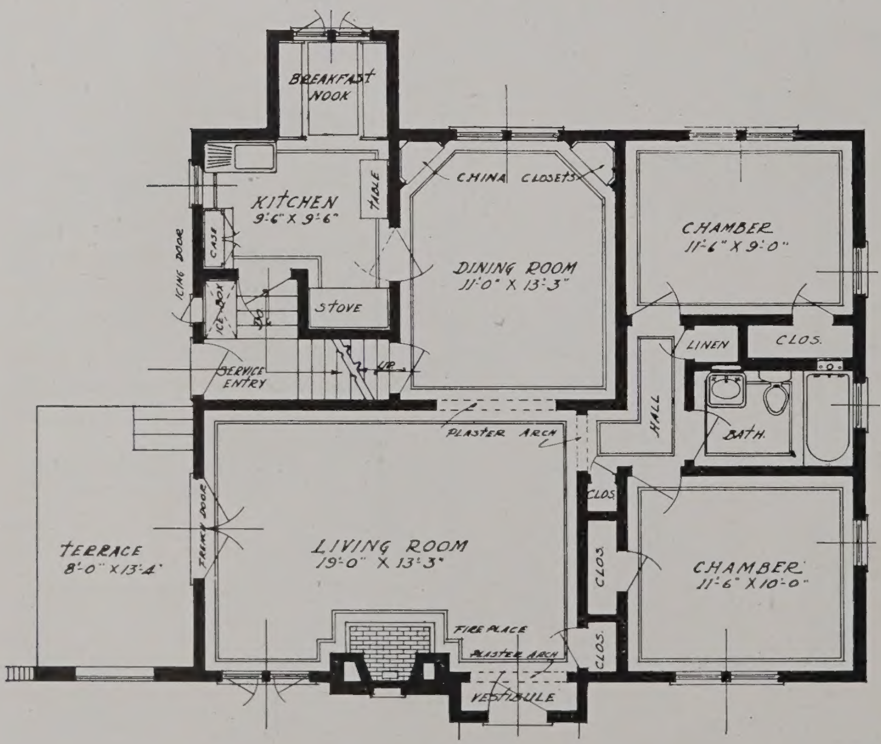
TO own your own home is a duty you owe your wife and children—as important as a savings account or a life insurance policy.





The DECATUR (Size 34x28)

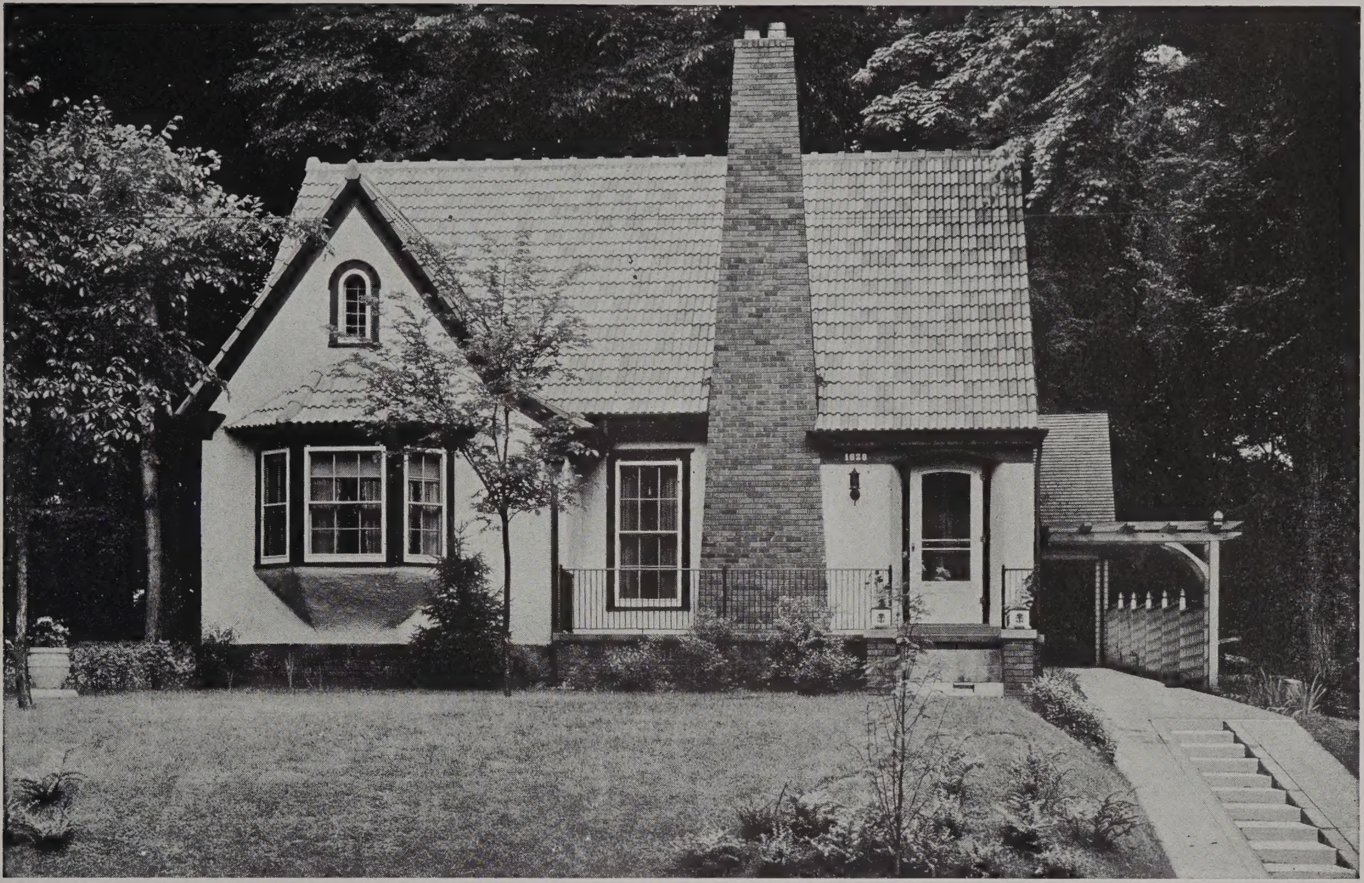
Five Rooms, Bath and Breakfast Nook



MORE than anything else in all the world, what the true mother wants is a place in which she and her family can live together year after year in undisturbed happiness and security. A place in which with contented mind and happy heart she can devote her time and energy to the creative work for which she was intended.

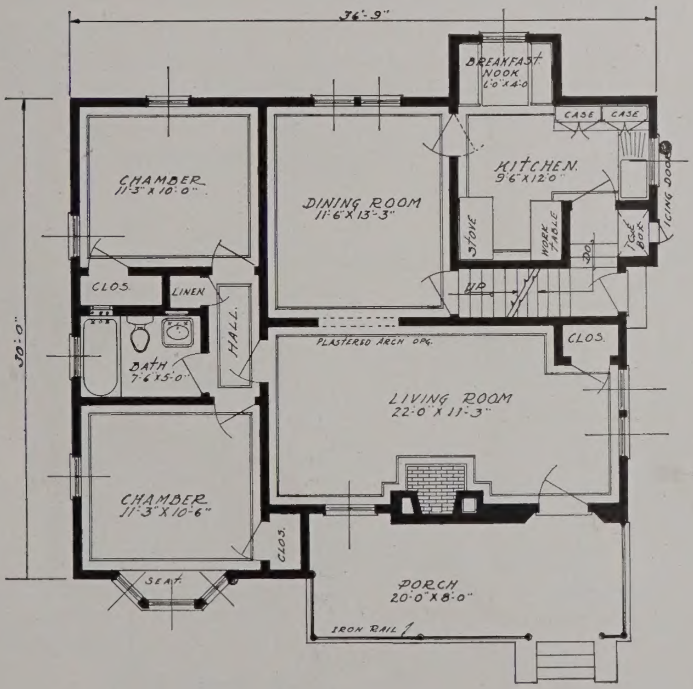
The home of her dream is a place—all her own—that shall be the embodiment of all her best ideas of comfort and convenience; a place that will enable her to throw around her little family group all the uplifting influences that her woman's heart can devise.

Only under the conditions made possible by the permanently owned home may this great work be carried on with complete success.



The BERWYN (Size 37x30)

Five Rooms, Bath and Breakfast Nook

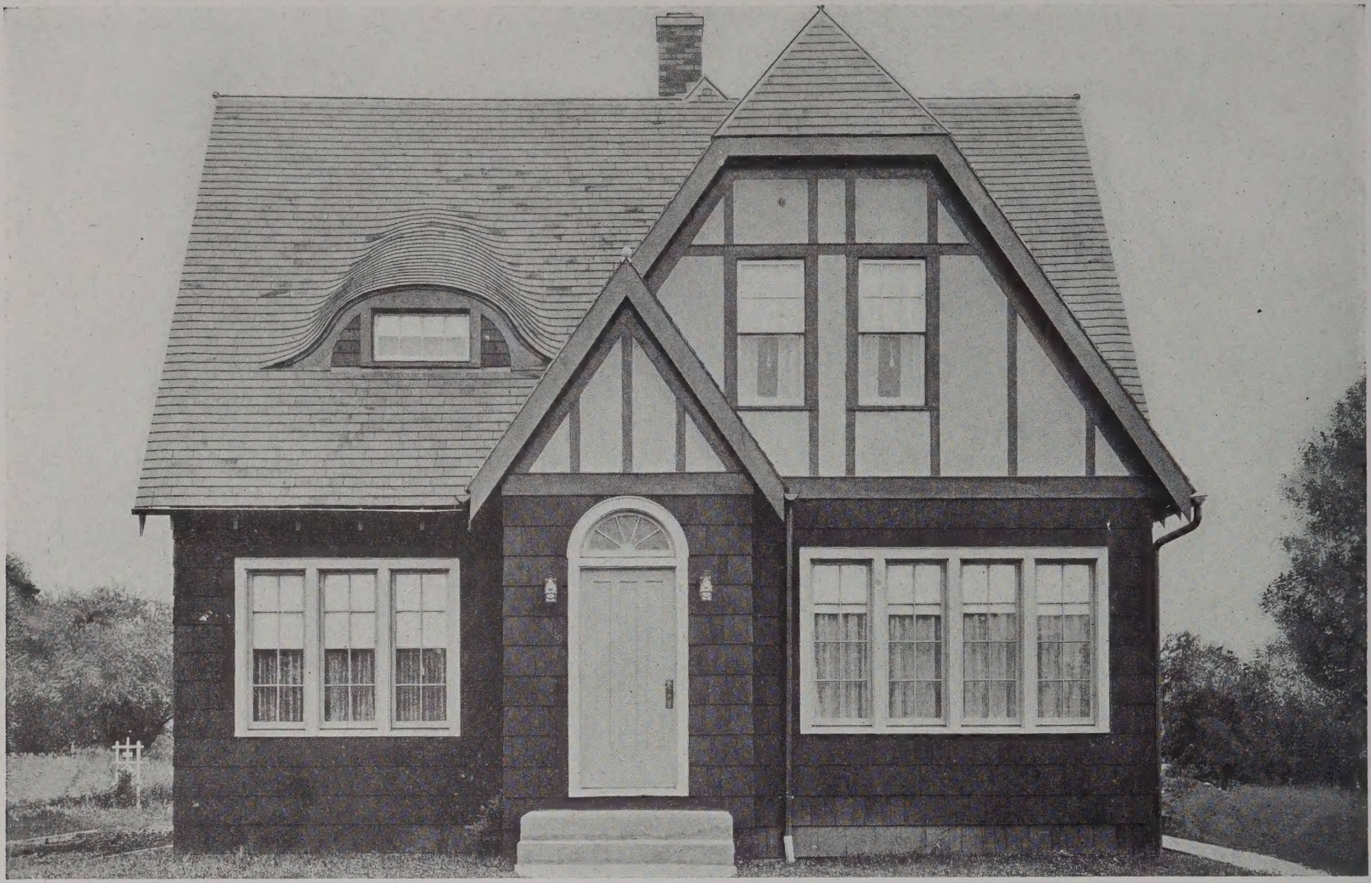


A HOME is neither house, cottage nor mansion. It is a place to live, created by the ones who dwell within its walls—and not only by them, but for them and of them.

A real home need not be rich or elaborate. A few rooms, cozy, cheerful and comfortable, are capable of supplying more real home to the square inch than a palace. The home atmosphere cannot be bought; it must be created by loving, unselfish hands. It is a priceless possession, fit for any king; but a joyous reality which few kings have ever known.

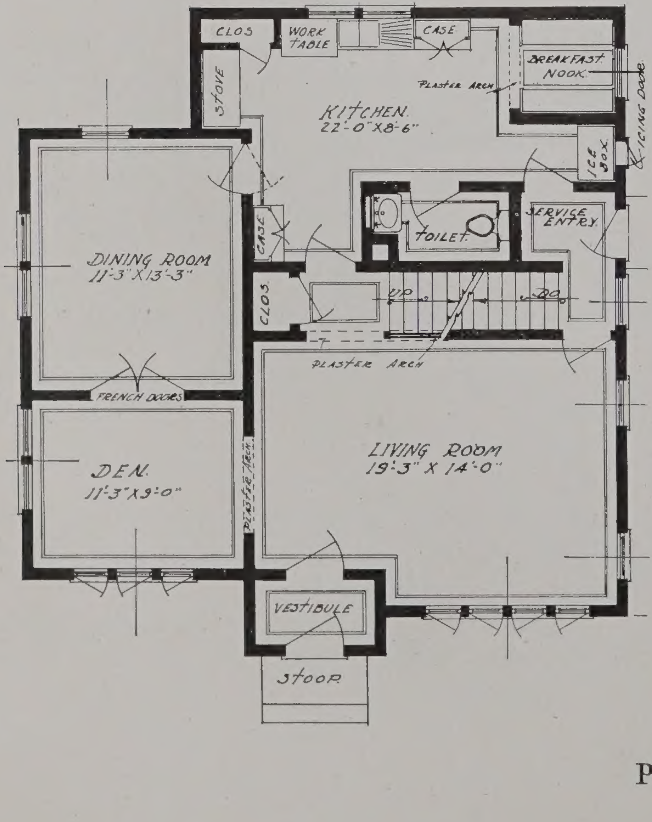
It is the atmosphere which makes a home. The joy of having a place you can call your own, coupled with the desire to make this place as comfortable and enjoyable as possible—that's what makes for a real home atmosphere.

And it is that atmosphere which makes a home of your own the coziest, kindliest, sweetest place in all the world.

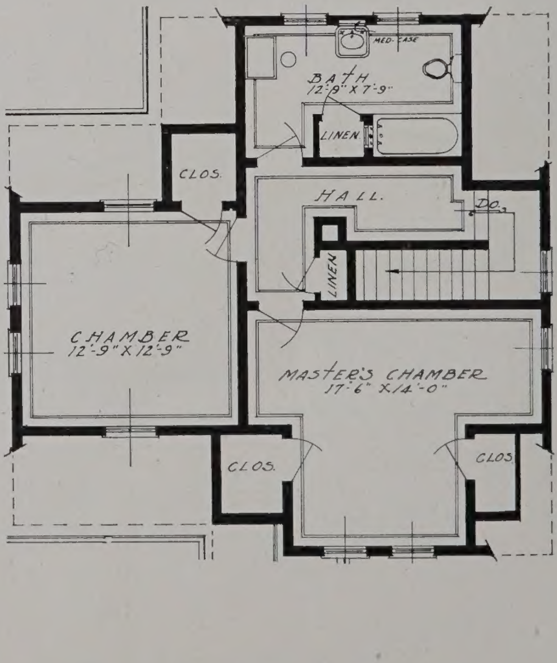


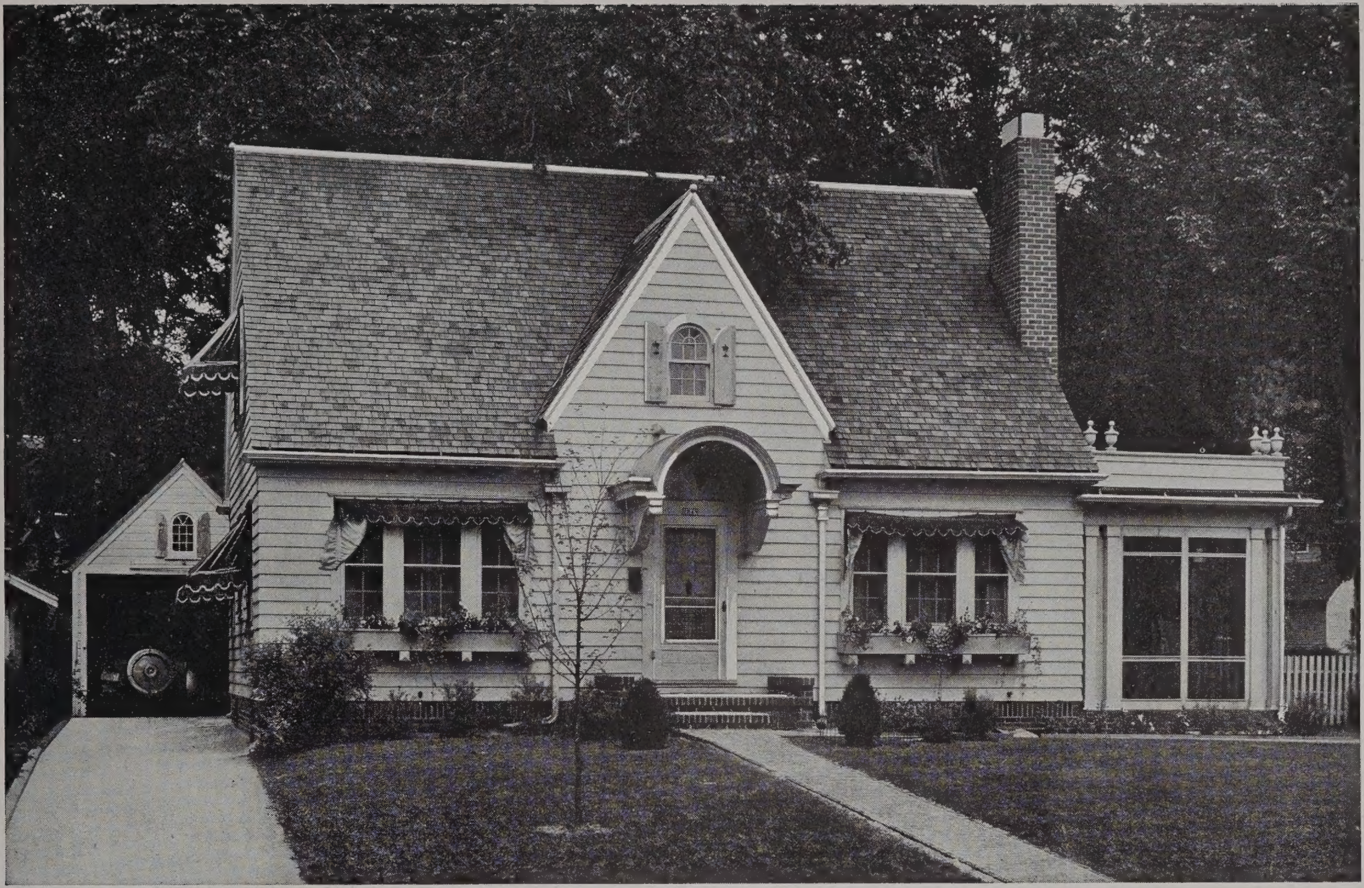
The TARRYTOWN (Size 32x32)

Five Rooms, Bath, Breakfast Nook and Den



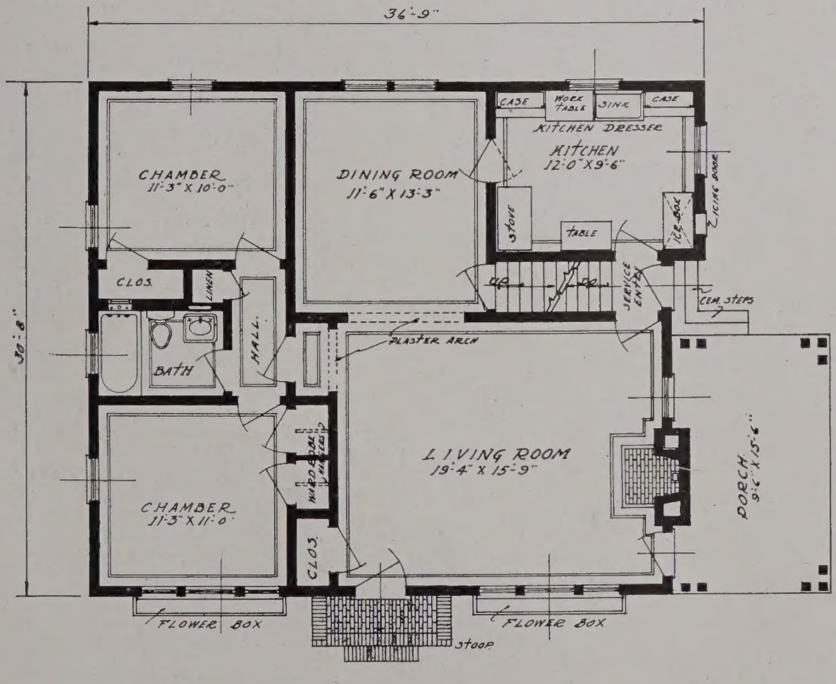
TO own a home in one of the natural instincts of every man and woman. No other achievement gives the happiness and satisfaction which comes from the possession of one's own home.





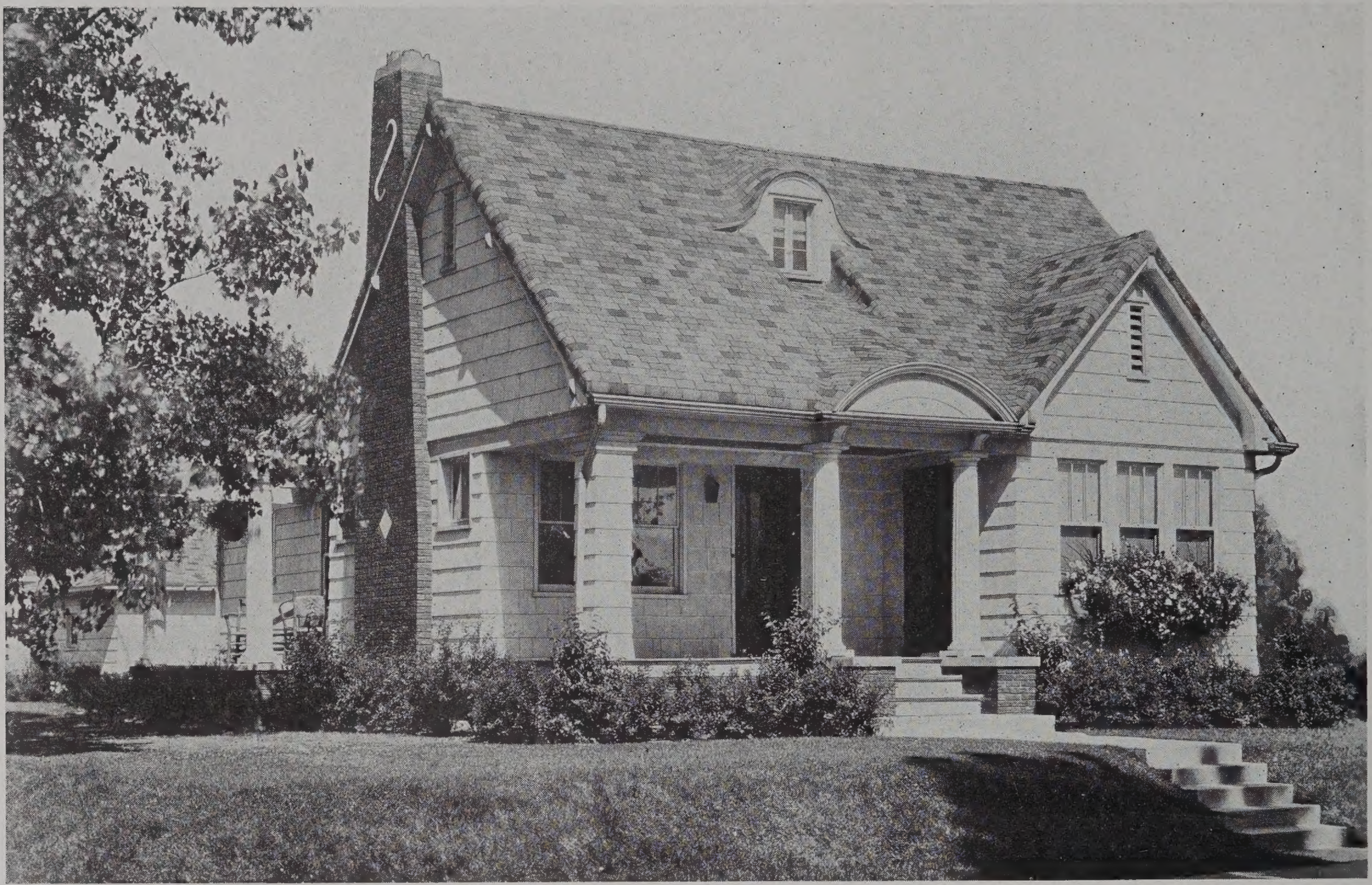
The PATRICIAN (Size 36′9″x30′8″)

Five Rooms, Bath and Porch



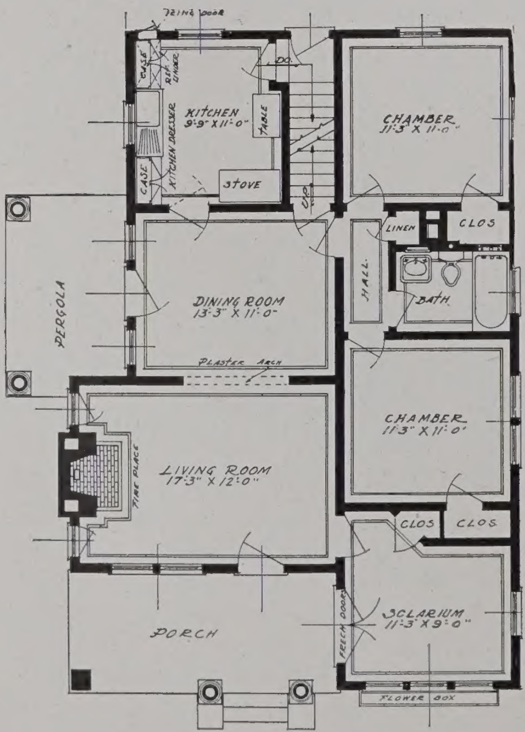
THERE are among the world's riches some few whose value cannot be reckoned in dollars. Friendship is one; love is another. It is not necessary to recount them all. Suffice it to say that not the least of them in that deep seated satisfaction which comes from home-ownership — the knowledge that in your name stands the title to sundry square feet of earth and a house, a refuge from the eternal pursuit of business.

It may be only a tiny cottage nestling on a little plot of earth, or it may be a stately mansion surrounded by acres of well-kept grounds—but in the final analysis it is just HOME; just four walls and a roof within which you find most of the joy and happiness that this life offers.



The MARENGO (Size 26x44)

Five Rooms, Bath, Solarium and Pergola

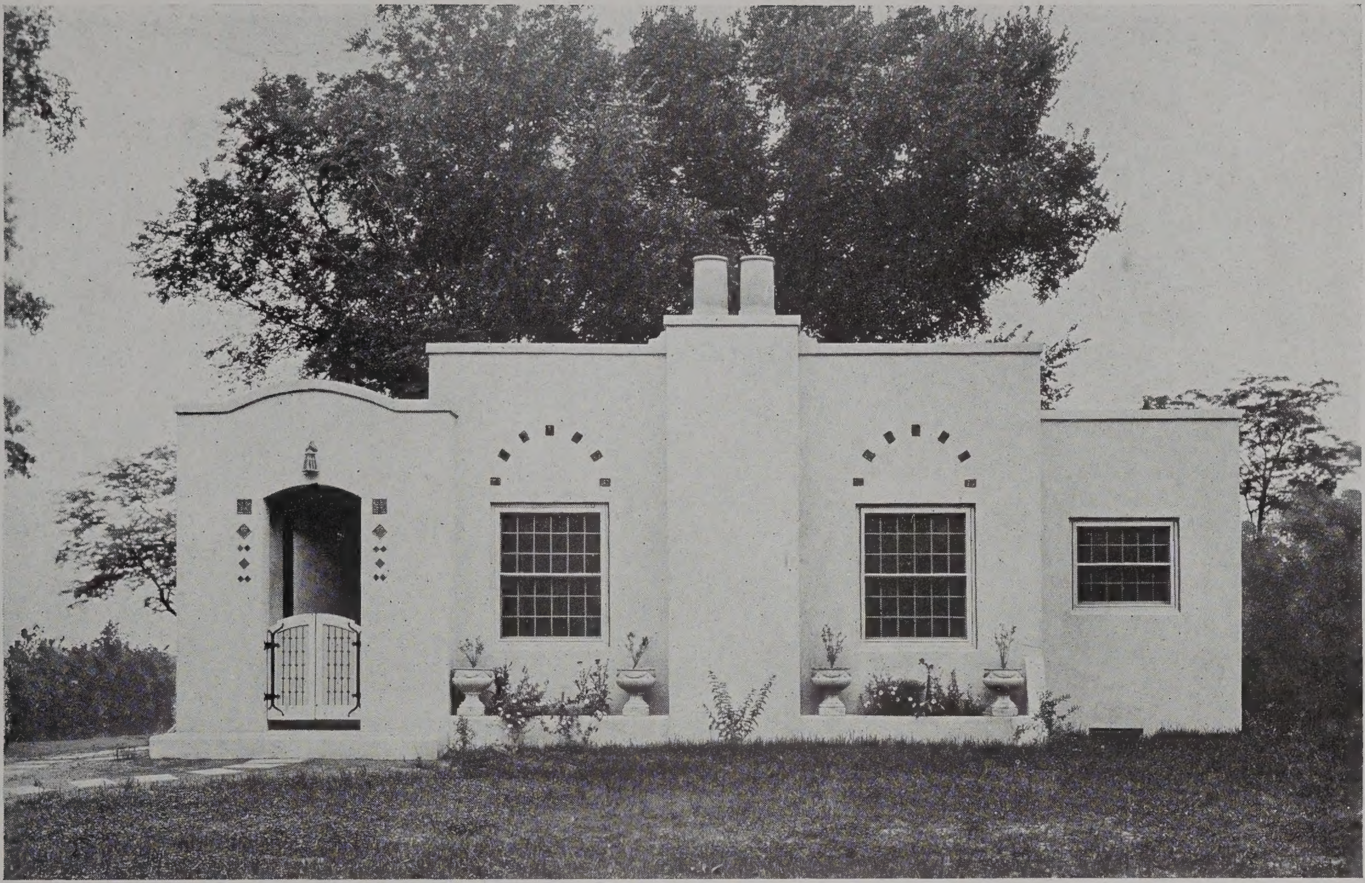


THE rearing of a child is a serious and difficult matter. It is the business of the home—and the owned home is the greatest of all aids to success in this business.

In the owned home children have a more stable childhood. In after years they do not have a confused recollection of different homes, different neighborhoods, different playmates. They have a memory of happy childhood, pleasant experiences and associations.

All these things leave their impressions on childish minds. The owned home gives the child a more sound and substantial character through its very permanence and stability. This environment gives to the child that sterling character and feeling of responsibility which stands him in good stead in later years.

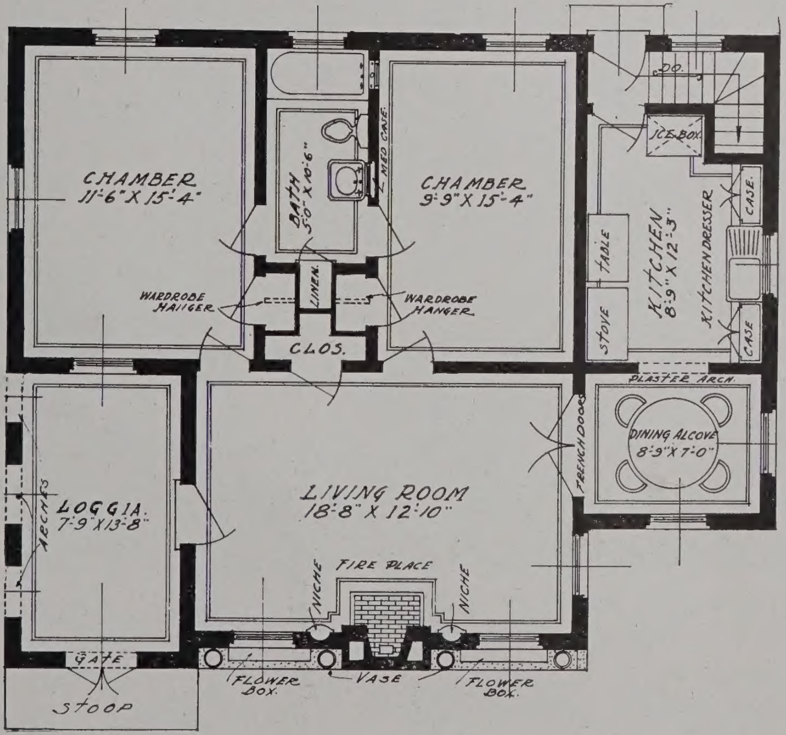
Plan and Build your home as carefully as you plan and build your business. Thoughtful planning pays good dividends in satisfaction.



The NEST

(Size 38x30)

Four Rooms, Bath and Dining Alcove



DEEP in the heart of every man and woman lies a dream. Not just an ordinary dream that fades away under critical inspection, like a morning mist before the sun's golden rays; but a strong, steadfast dream gaining strength and substance through the years . . . . . fragrant . . . . . poignantly sweet.

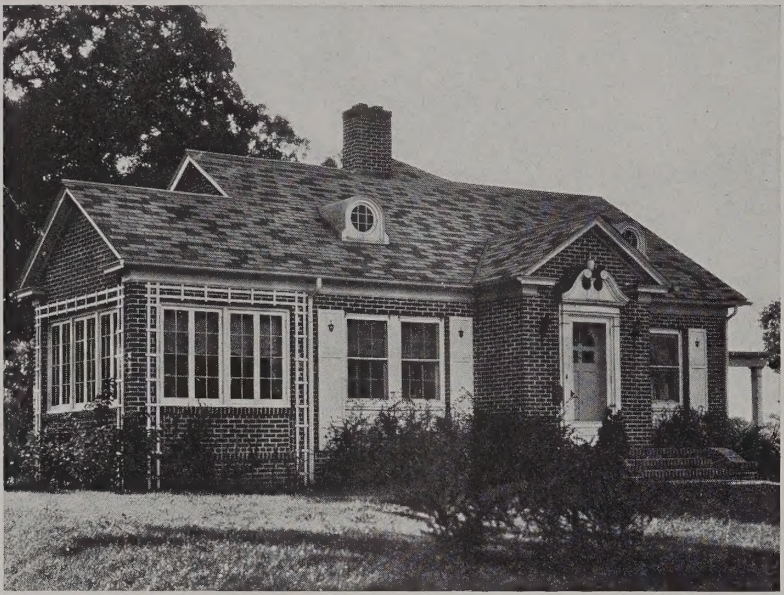
At any time of the day it creeps into your thoughts and you see visions. Evening . . . . a fire on the hearth . . . . the two of you watching the flickering shadows . . . . peace . . . . contentment. Or your dream may show you a scene at daytime . . . . golden sunbeams dancing through the windows . . . . a curly headed youngster playing on the floor . . . . joy . . . . happiness.

Your dream shows you many scenes, many pictures, but they all blend into one paramount thought . . . . HOME! . . . . **your own home.**

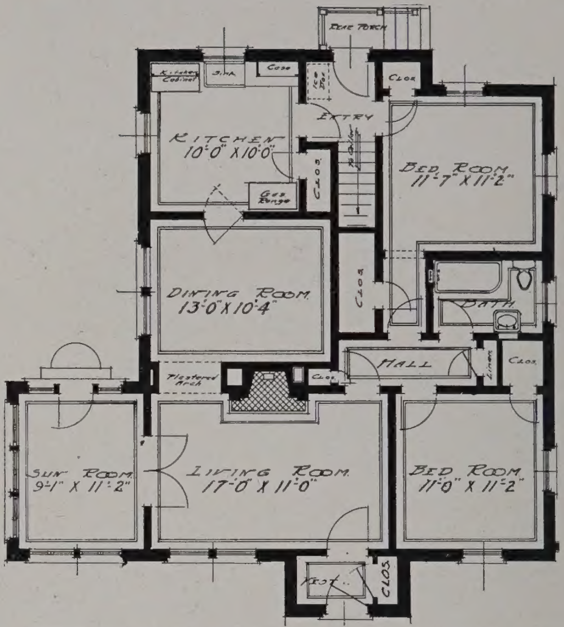
The WASHBURN

(Size 30x34)

Five Rooms, Bath and Sun Room



WHEN a man builds a home of his own he immediately acquires a new respect of others for himself, and his family. It is a respect naturally accorded and richly deserved.

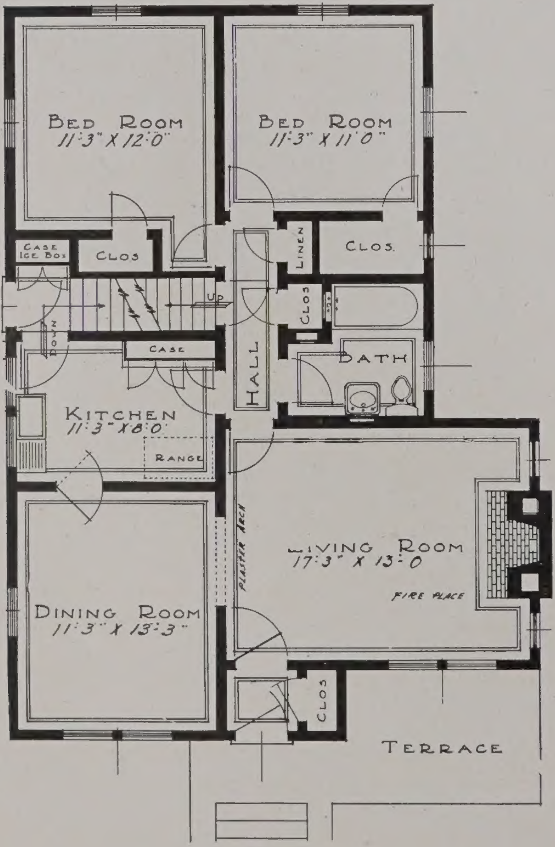


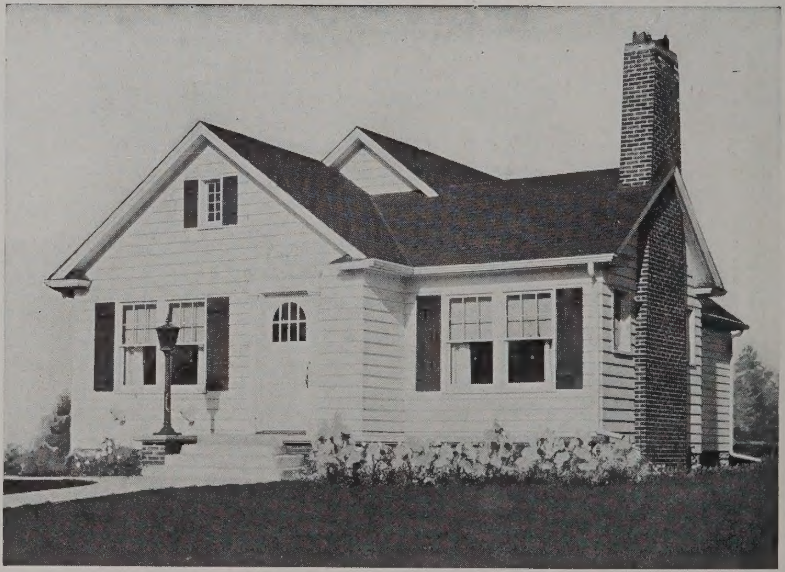
The plans shown in this book have been specially designed to provide you with three primary home needs—serviceability, beauty, economy.

The STANDISH

(Size 24x41)

Five Rooms and Bath



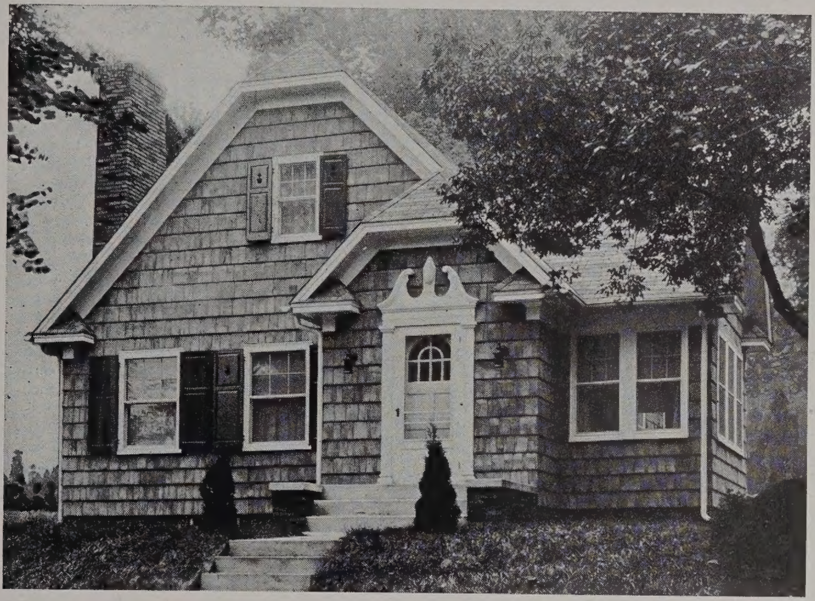


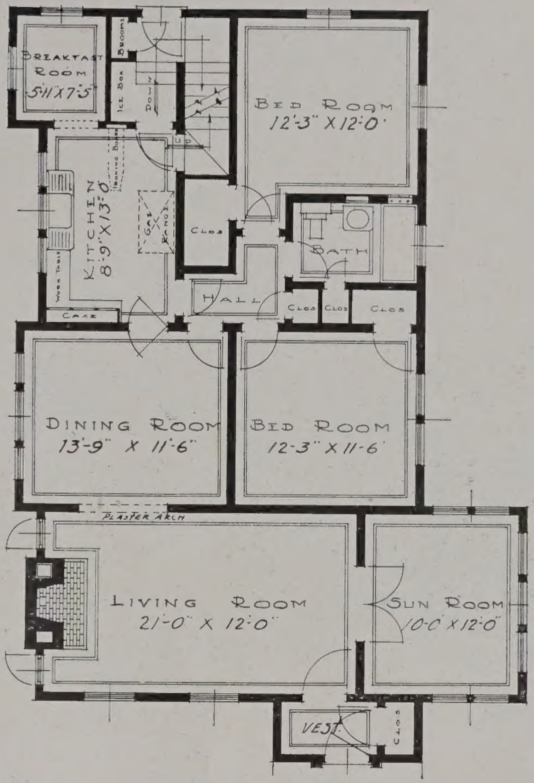
IT'S a wonderful privilege to forget the trials and woes of yesterday and begin life anew with naught but joy and happiness ahead. It's a privilege which comes but once in a lifetime—when you build a home of your own!

The DEXTER

(Size 28x46)

Five Rooms, Bath, Breakfast Room and Sun Room



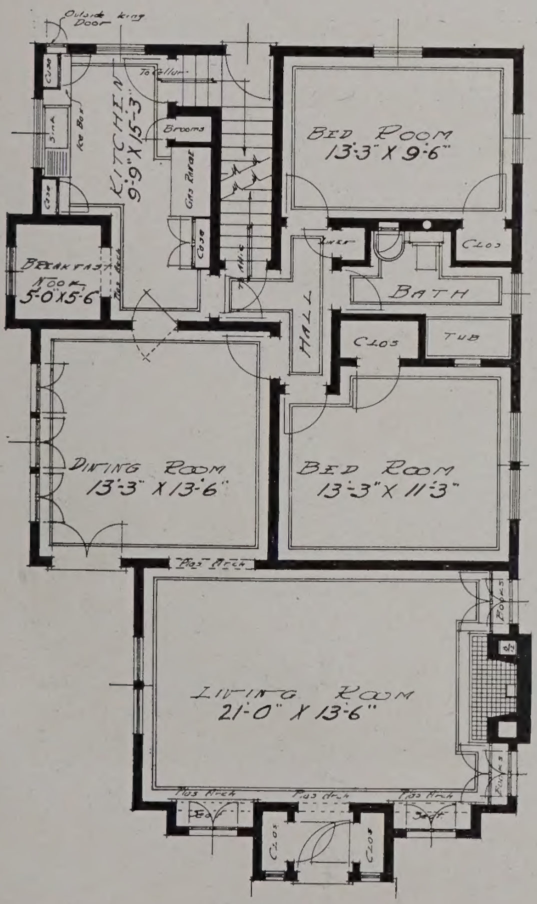


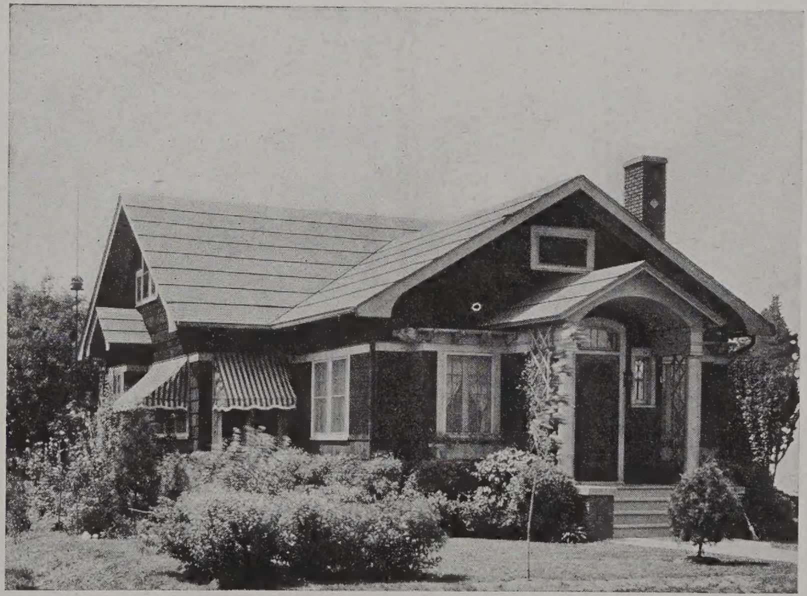
THE ownership of a home, the feeling of independence that come from the possession of a bit of earth, are among the most powerful incentives to high civic interest and usefulness.

The HEATHCOTE

(Size 28x44)

Five Rooms, Bath and Breakfast Nook



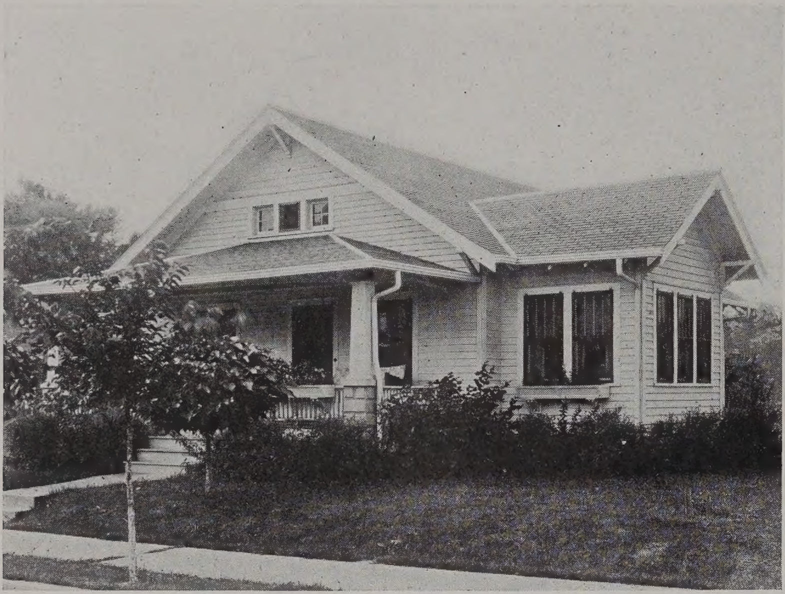


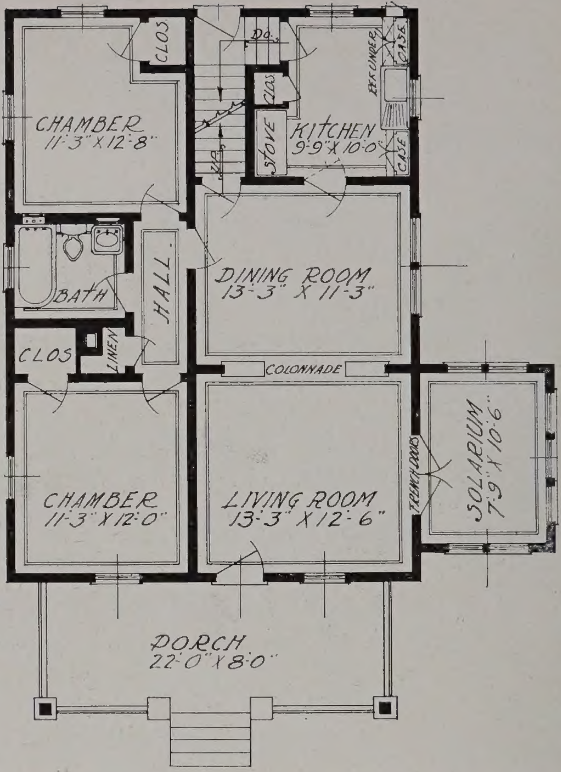
A HOME of your own gives you a better legal status, financial rating and social standing. It stimulates your ambition, develops your faculties and increases your capacity for accomplishment.

The LAWRENCE

(Size 28x46)

Five Rooms, Bath and Solarium





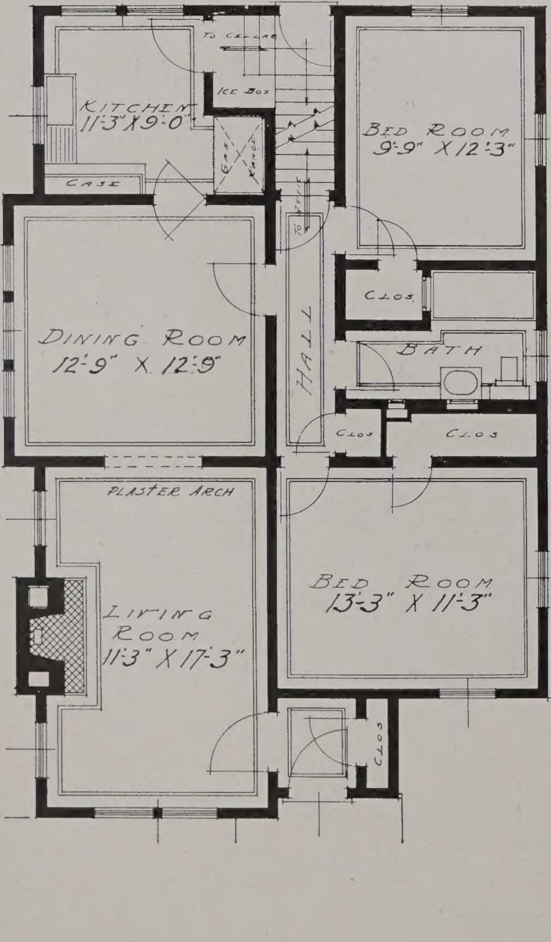
BUILDING a home of your own automatically admits you to membership in that ever-growing band of happy men and women who form the bulwark, the foundation, of this nation's progress—the home owners!

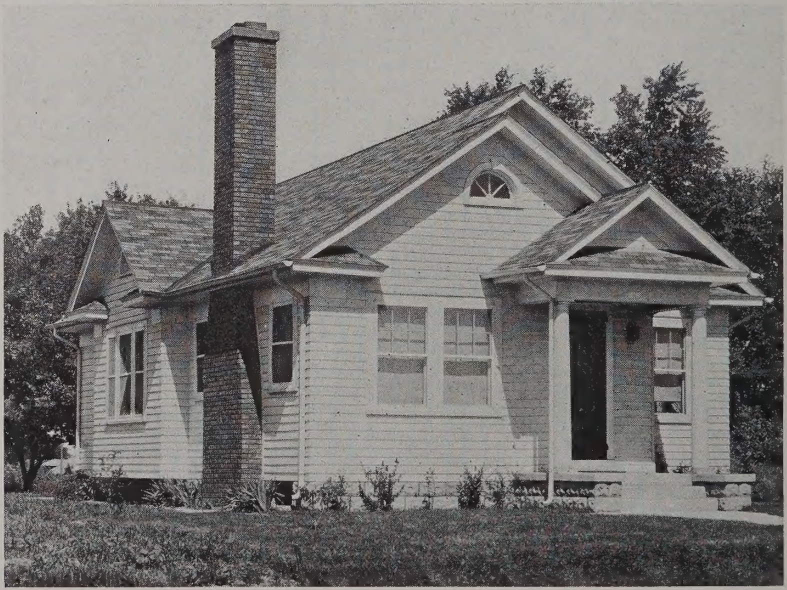
> *Don't build just for today. Select the plan which will meet all your future requirements.*

The SIMPLICITY

(Size 26x41)

Five Rooms and Bath





THERE is a resolute note in the voice of the man who owns his own home, a hint of pride in his step. He is the man who does things and gets things done. He is the man who succeeds.

AFTERWORD

All plans shown in this book are complete in every detail and architecturally correct. They absolutely prevent building mistakes and loss in time and money. The finished home will be exactly as illustrated, if the plan is followed in every detail.

With these plans you may know exactly what your home will look like. Moreover, a contractor can complete your home in less time and at a lower cost with these correct and detailed plans and specifications.

Reversing Plans

In some cases you may like a certain plan but find it unsuitable for the location you have decided upon. This is easily remedied by reversing the plan, in which case the room arrangement will be exactly the opposite of the original plan. If the dining room, for instance, had been on the east side of the house, it will now be on the west side, and the other rooms will be arranged accordingly.

Reversed plans are furnished at no extra cost.

Changes or Alterations

You probably have appreciated by this time, how efficiently these homes have been planned; how every inch of space has been utilized to best advantage. They have been worked out very carefully in the light of long and varied experience, to make your home as convenient, comfortable and enjoyable to live in as possible.

However, should you feel you would like certain changes in any of these floor plans to better fit your needs and ideas this can be done very easily, in most instances.

Slight changes, such as altering partitions, or other minor changes can be made by the contractor without special plans being made. Window locations and interior doors may also be changed without new plans.

Plans and Specifications

Two complete sets of plans and specifications for any design in this book mailed to any address in the United States within twenty-four hours.

INDEX

A

AMSTERDAM .... Page 17
ANDOVER .... Page 18
AVON .... Page 30

B

BARRINGTON .... Page 8
BERWYN .... Page 39
BREWSTER .... Page 7
BRIGHTON .... Page 26
BUCKINGHAM .... Page 9

C

CARLISLE .... Page 4
CHESLEY .... Page 32

D

DECATUR .... Page 38
DEVONSHIRE .... Page 11
DEXTER .... Page 45

E

ELGIN .... Page 24
ETON .... Page 25

G

GLOVER .... Page 23
GRIXDALE .... Page 5

H

HATHAWAY .... Page 27
HEATHCOTE .... Page 45
HILLSBORO .... Page 28
HUDSON .... Page 13

I

IRVINGTON .... Page 14

L

LAURELHURST .... Page 20
LAWRENCE .... Page 46
LYON .... Page 22

M

MANCHESTER .... Page 37
MARENGO .... Page 42
MARION .... Page 36

N

NEST .... Page 43
NORWALK .... Page 19

P

PATRICIAN .... Page 41

R

RADCLIFFE .... Page 3
ROCHELLE .... Page 31
ROSELAND .... Page 35

S

SHERIDAN .... Page 16
SIMPLICITY .... Page 46
STANDISH .... Page 44
STANTON .... Page 34

T

TARRYTOWN .... Page 40
TUDOR .... Page 15

V

VICTORIA .... Page 12

W

WARREN .... Page 21
WASHBURN .... Page 44
WAVERLY .... Page 33
WELDON .... Page 6
WILLOUGHBY .... Page 29

Y

YORK .... Page 10

Two complete sets of working plans and specifications for any design in this book will be mailed to any address in the United States within twenty-four hours.